

**ARCHITECTURE DEPARTMENT**

**MASTER OF ARCHITECTURE PROGRAMME**

**CHINESE UNIVERSITY OF HONG KONG**

**2010-2011**

**DESIGN REPORT**



**PLANNING OF THE PEOPLE, FOR THE PEOPLE, BY THE PEOPLE:  
POST - MAKING HUMANIST MARKET STREET  
FOR THE CITY OF SADNESS – TIN SHUI WAI**

LO Kit Ting, Korrie

May 2011

CHINESE UNIVERSITY OF HONG KONG

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L.O. K. TING, HONG



# PLANNING OF THE PEOPLE, FOR THE PEOPLE, BY THE PEOPLE

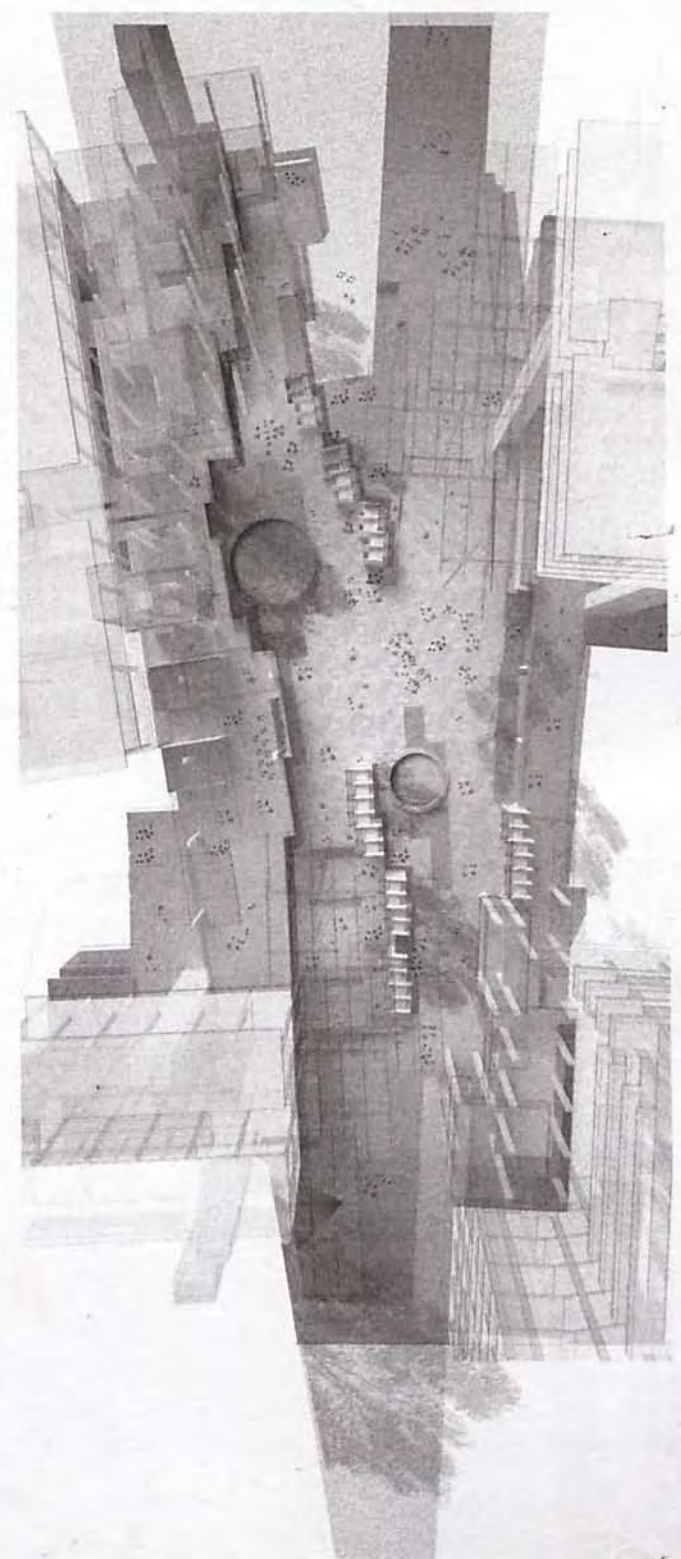
Post-making humanist market street for the city of sadness - Tin Shui Wai

Thesis Book | Master of Architecture 2010-11 | School of Architecture | CUHK

Student: Lo Kit Ting Korrie 1009070200

Thesis advisor: Wallace Chang

Date: 09 May 2011



## INDEX

### **Part 1.0 Introduction**

- 1.1 Beginning relevance
- 1.2 Statement – Planning of the people, for the people, by the people

### **Part 2.0 Site selection – Northern Tin Shui Wai (TSW)**

- 2.1 Overview in Tin Shui Wai
- 2.2 Basic problems in Northern Tin Shui Wai

### **Part 3.0 Descriptions of major themes and terms and research relevance**

- 3.1 Keys term reference
- 3.2 Character of different urban form
- 3.3 “Place”/Urbanism in Hong Kong

### **Part 4.0 Interpretation of missing planning layer**

- 4.1 Humans needs
- 4.2 Layer in planning
- 4.3 Design method: use layer 3 to achieve layer 4

### **Part 5.0 Basic principle**

- 5.1 Making opportunities
- 5.2 Intensity
- 5.3 Connectivity
- 5.4 Complementary

### **Part 6.0 Exploration of design strategy (Term 1)**

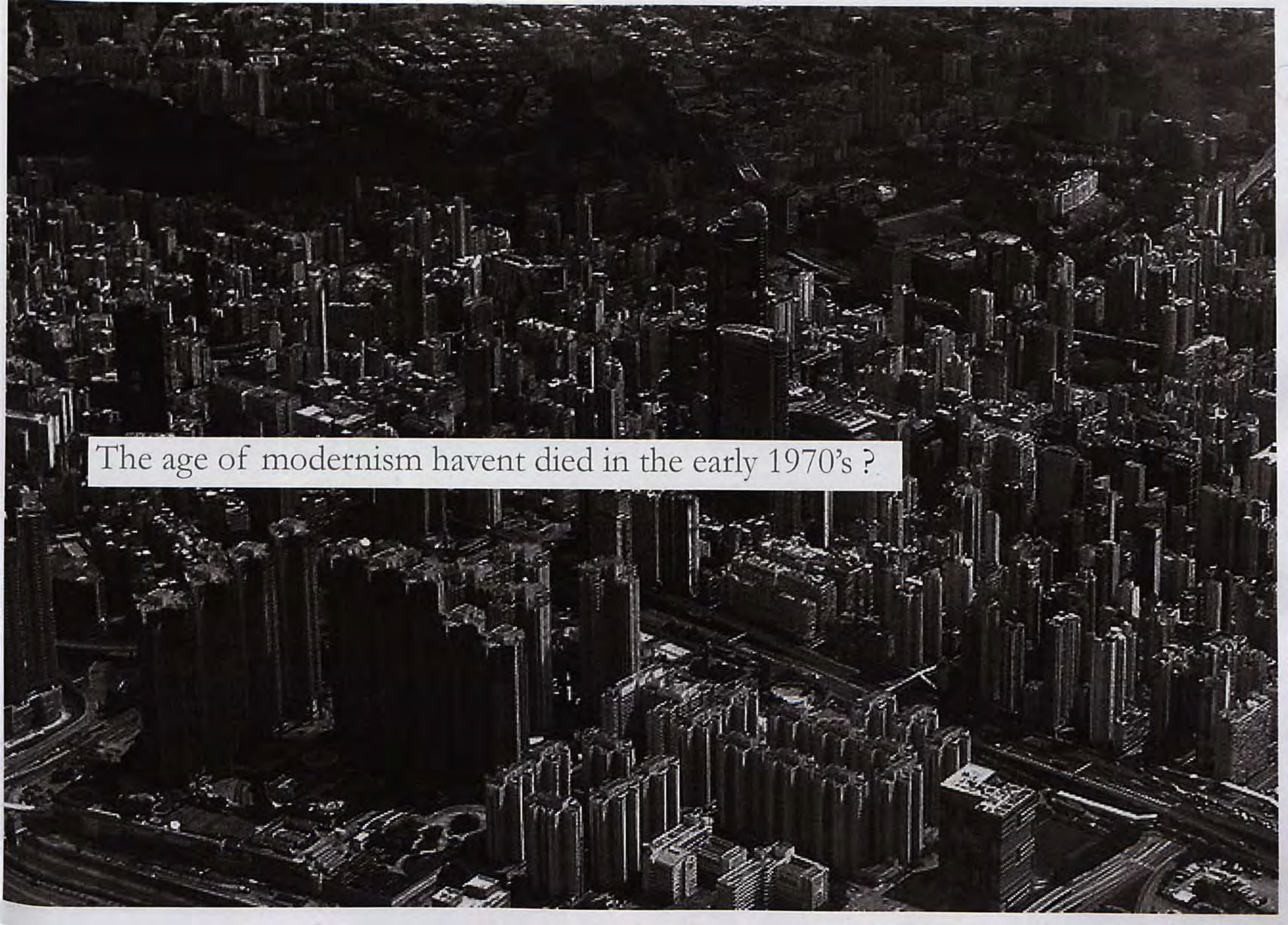
- 6.1 Started form humanity - Human interest point
- 6.2 Study strategies
- 6.3 Consolidation of strategies

### **Part 7.0 Special study**

### **Part 8.0 Proposed scheme**

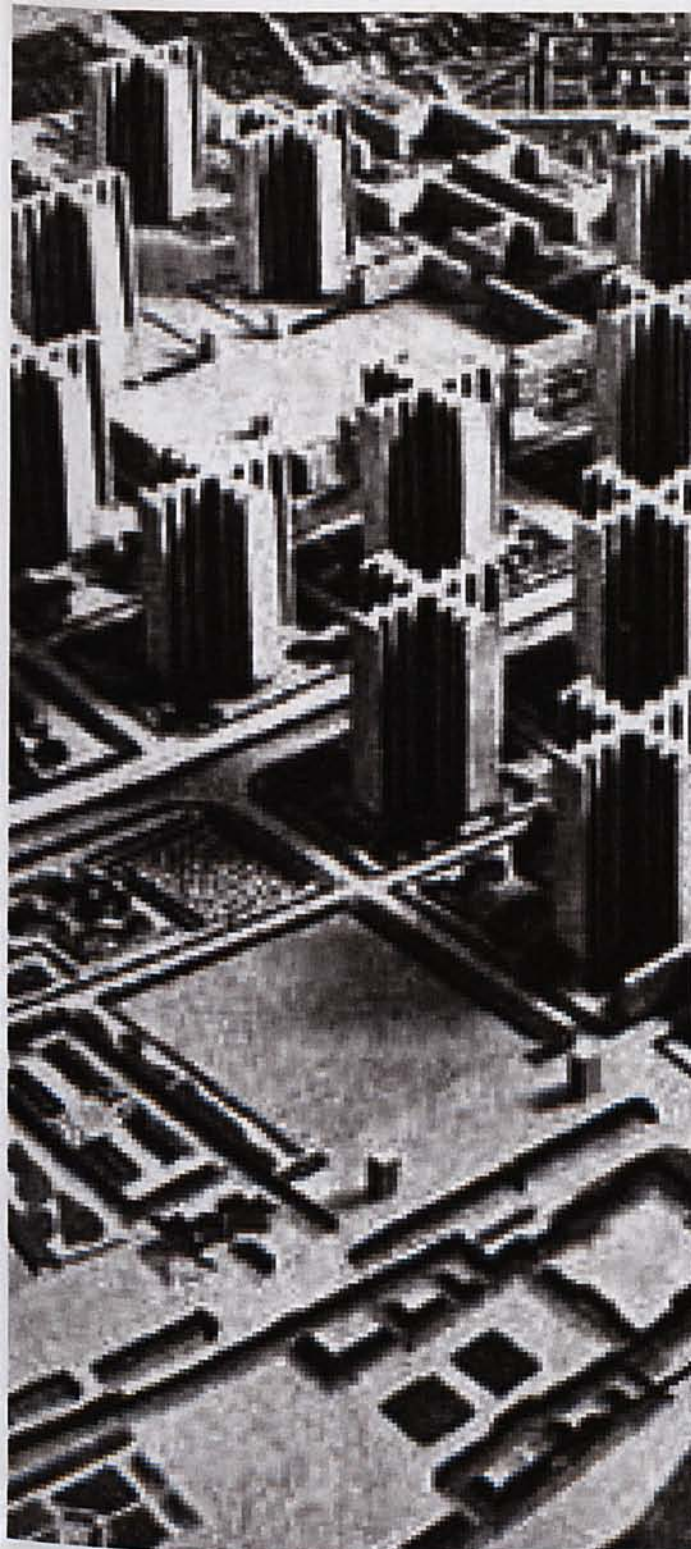
### **Part 9.0 Bibliography**



An aerial, high-angle photograph of a dense urban landscape, likely New York City, showing a vast expanse of skyscrapers and buildings. The image is in black and white, with a dark, moody tone. A semi-transparent white rectangular box is overlaid on the left side of the image, containing text.

The age of modernism haven't died in the early 1970's ?





# 1

## PART 1.0 INTRODUCTION

- 1.1 Beginning relevance
- 1.2 Statement – Post planning for the city of sadness



## 1.1 BEGINNING RELEVANCE

### Modern planning

During the mid-twentieth century, modernist architects like Le Corbusier imagined the tall building can create a future city. This version of modernism promoted the rectilinear, uniform solutions on everything, from the architecture of cities to the lives of men, literally bulldozing anything in its way. But there were a lot of critique for the failure ness of modern architecture. After the the demolition of Pruitt Igoe in the early 1970's, the age of Modernism was at its end.



version of modernisms



current planning



under development of architecture  
Industrialization in product vs architecture





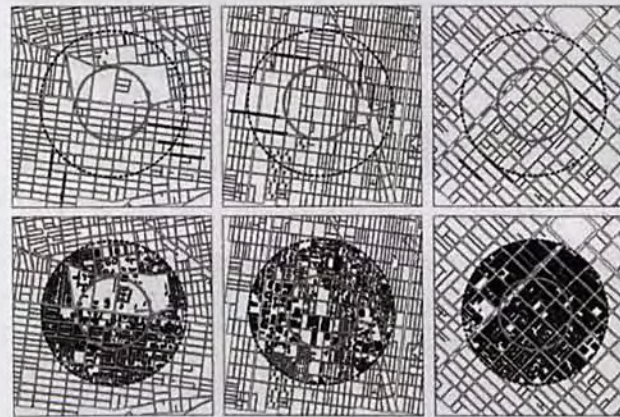
## 1.1 BEGINNING RELEVANCE

### Reality urban development is against the city dream

At the beginning of the 20th century, architecture was in a macro aspect, the 2D planning is going down. The path towards the 3d city really starts, but what is the urban reality? Reality is keeping in the high density urban and rapid growth in the world, there is remaining of 40-60s city planning, we can't change the growth of "object" "scatter housing building in for the complex world, for the conservation, what is the possibility for expansion of capacity within no change size, an limited expansion of the world?



Reality urban development is against the city dream



1. the remaining of 40-60s city planning



2. can't change the growth of "object" "scatter housing building in for the complex world, for the conservation



## 1.1 BEGINNING RELEVANCE

### Modern planning and architecture in HK

The planning principle of these new towns is to achieve the Government's objectives of developing a balanced New Town and a regional centre of the NWNT. Higher order commercial and residential developments are envisaged in these areas. Tin Shui Wai New Town is planned to provide a good mix of various types of housing development to meet the forecast demand and sufficient open space and community facilities for the residents. As the New Town is in close proximity to the Deep Bay area, a recreated wetland park and conservation area towards the Mai Po Marshes are proposed. The proposed wetland park will be open to the public with managed access.



Tin Shui Wai



Tseung Kun O

compare with other two town, **Tin Shui Wai** is too homo. not enough in related to context ,culture..



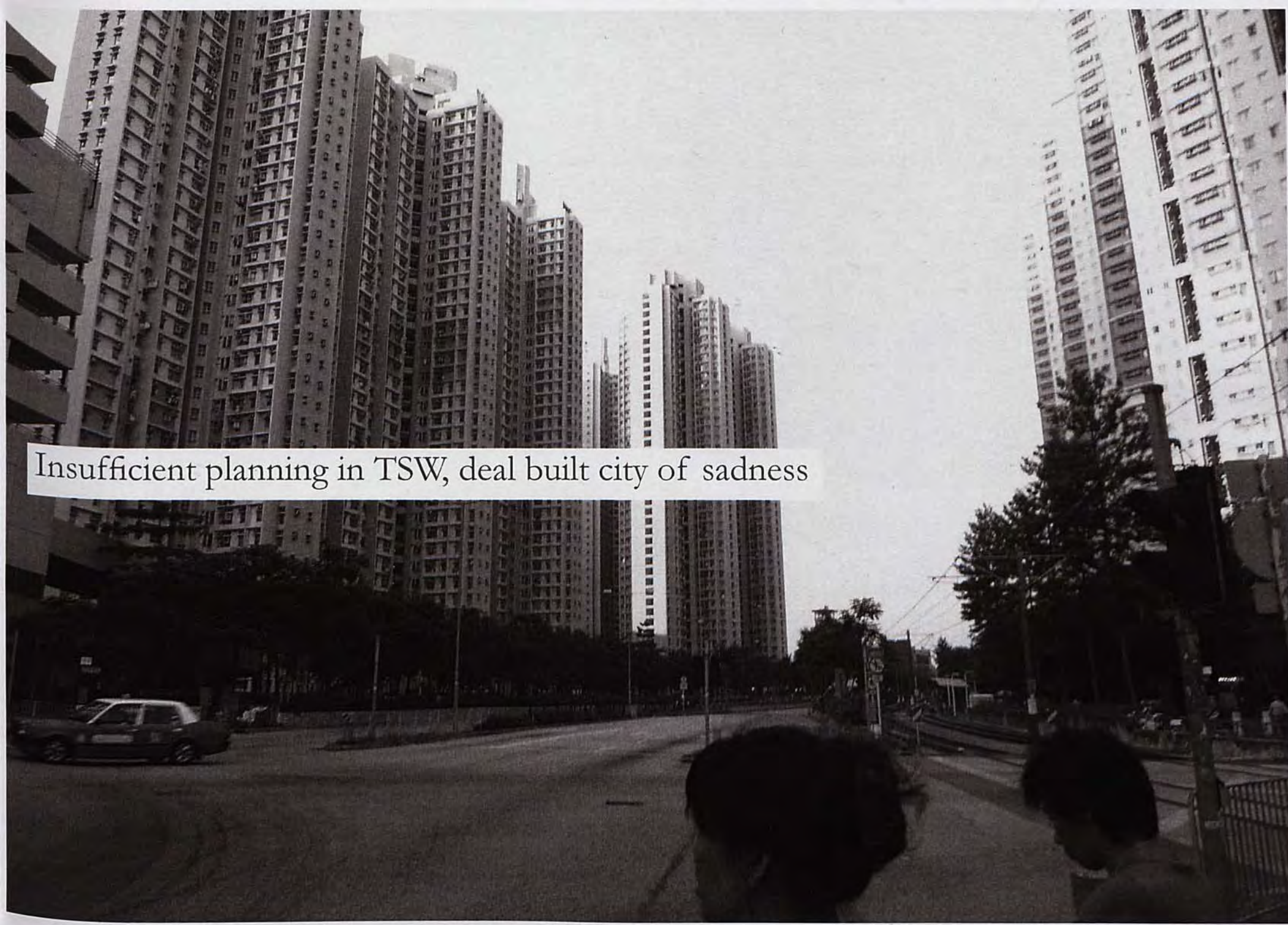
Tung Chung



## 1.2 STATEMENT

Tin Shui Wai (TSW) has been dubbed the 'city of sadness' for its high rate of unemployment, suicides, and spousal and child abuse. The government has been criticized for maintaining insufficient level of services and facilities to meet the rapid population growth in TSW. This thesis is going to find the reason of the occurrence of the city of sadness, researching the missing issue under the modern planning, and dealing with maximize usable capacity of TSW, while retaining our better quality of human life. The existing planning had explored the possibilities of living in extremely high densities, but high density in TSW creates emptiness in some ways. What answers can we offer for increasingly pressing planning problems? By rethinking the potential of urban design and three-dimension living space that can help the town growing in a positive way, and the possibility of humanity could become the 1st priority in post -making a humanist place of the people, for the people, by the people. The proposed maximum density was also intended to achieve a maximum of humanist place. Maybe go a step further by optimizing this maximum, an exploration beyond all borders.





Insufficient planning in TSW, deal built city of sadness



Pact limits commercial  
works in Tin Shui Wai

# Colonial deal built 'City of Sadness'

When news

To the poor people of Tin Shui Wai, more shops, markets and commercial developments would have meant more jobs close to home.

This would have been the difference between survival and desperation in the "City of Sadness", a place with a long history of family tragedies and abuse.

But a secret deal between the colonial government and a consortium - dubbed "unimagineable by today's standards" by one academic - has, in effect, limited the number of such outlets to this day to ensure that businesses in government buildings did not pose too much competition to those in the district's sole private estate, Kowloon Walled City.

Though officials said the agreement was cancelled in 2002, the limits on proper dining and town plan-

ings are not allowed to compete with the private shops in any way that would damage their viability.

This has meant that while public and subsidised housing estates occupy the bulk of the town, they have mainly small local-style businesses, shops and markets.

The memorandum was not paid to plan for a permanent market in the public part of the troubled town.

It was part of a deal - never publicly disclosed in full - under which the government bought almost 700 hectares of former fish ponds and farms back from developers 28 years ago at an above-market price then agreed to develop them as a town centre.

This arrangement, which turned on its head the principle that developers wanting to develop agricultural land have to pay a premium, is also raising eyebrows. "The government's decision to purchase back the land at a premium from developers and the private memorandums are unimaginable by today's standards," said Dr Law Chi-ling, associate professor in the department of social work and social administration at the University of Hong Kong.

Law, one of the very few people outside the government to have seen

## PART 2.0 SITE SELECTION-NOTHERN TSW

### 2.1 Overview in Tin Shui Wai

### 2.2 Basic problems in Northern Tin Shui Wai

The government's  
decision to purchase  
back the land at  
a premium...



## 2.1 OVERVIEW IN TIN SHUI WAI

### Tin Shui Wai (TSW)

Tin Shui Wai New Town is located in the northwestern part of New Territories, Hong Kong, in Yuen Long District. Tin Shui Wai was formerly part of the wetland system in Inner Deep Bay. The area was later reclaimed by the local villagers for fish farming and duck farming. For the purpose of developing a self-contained urban development, an agreement was reached in 1982 to develop Tin Shui Wai for residential use.

### New Town Development in late 1980s

the ponds were reclaimed for the development of Tin Shui Wai New Town in 1987. A total area of about 430 hectares of land has been formed by reclamation of the low-lying areas.

### Southern part

The Development Zone of 220 hectares, located in the southern part of the new town, has been developed to house about 200 000 people, complete with all infrastructure works and a full range of community facilities.

### Northern part

The north development zone has residential apartment buildings that are generally taller and denser than those in the south zone. The population of Tin Shui Wai rose rapidly over the last part of the century. The government has been criticized for maintaining not enough level of services and facilities to meet the rapid population growth in Tin Shui Wai. Tin Shui Wai has been dubbed the 'city of sadness' for its high rate of unemployment, suicides, and child abuse. Over the last eight years, about 20 people have died in 6 suicides.



1960s



1997



2005



2010  
development of TSW



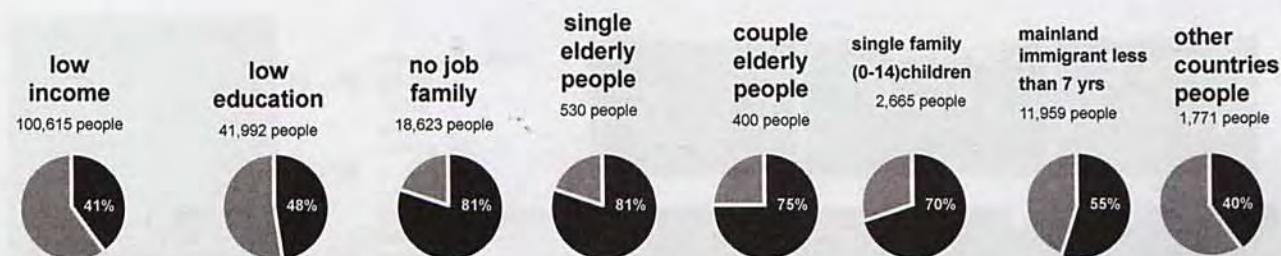
## 2.2 BASIC PROBLEMS IN NORTHERN TSW

There is so many issues to be solved (tangible/intangible):

Land use- mainly residential area, Housing Mix- high percentage of unitary and homogeneity public housing, Provision of employment opportunities- low end job, Provision of government and public facilities, Transport system, Community building and the use of open space[2], Psychology.

### Unemployment

There are some key issues to the planning layer. The town is not having enough job opportunities to offer the residents and the people there just find it difficult to look for jobs outside the town because the high transportation cost and long traveling hours. For long-term, the current activities can be help, such as the “promotion, road show”, not only recruitment exhibition, Their poor unemployment psychology, can't work so long even they can find a job.





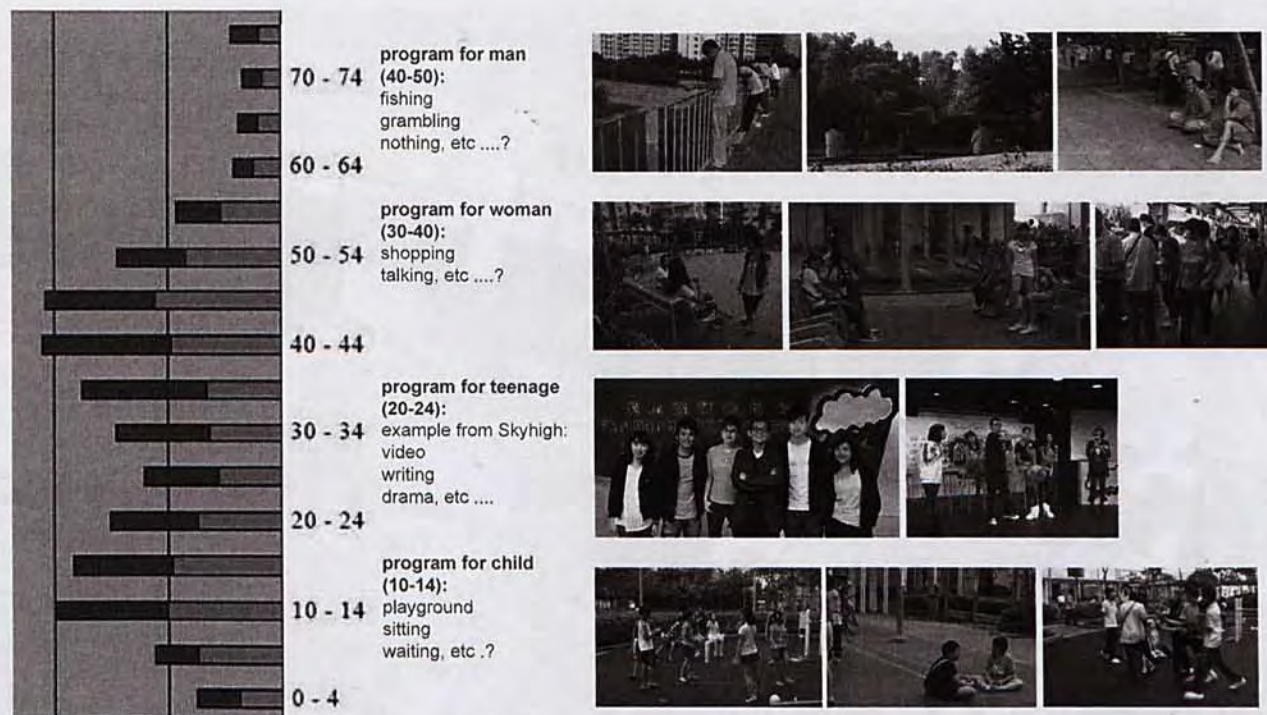
## 2.2 BASIC PROBLEMS IN NORTHERN TSW

### Community facilities

Facilities are not enough, or there are so far away (in next sub-town), so their living space doesn't have enough local cultural activities, to build up character.

### Poor family relationship and child abuse problem

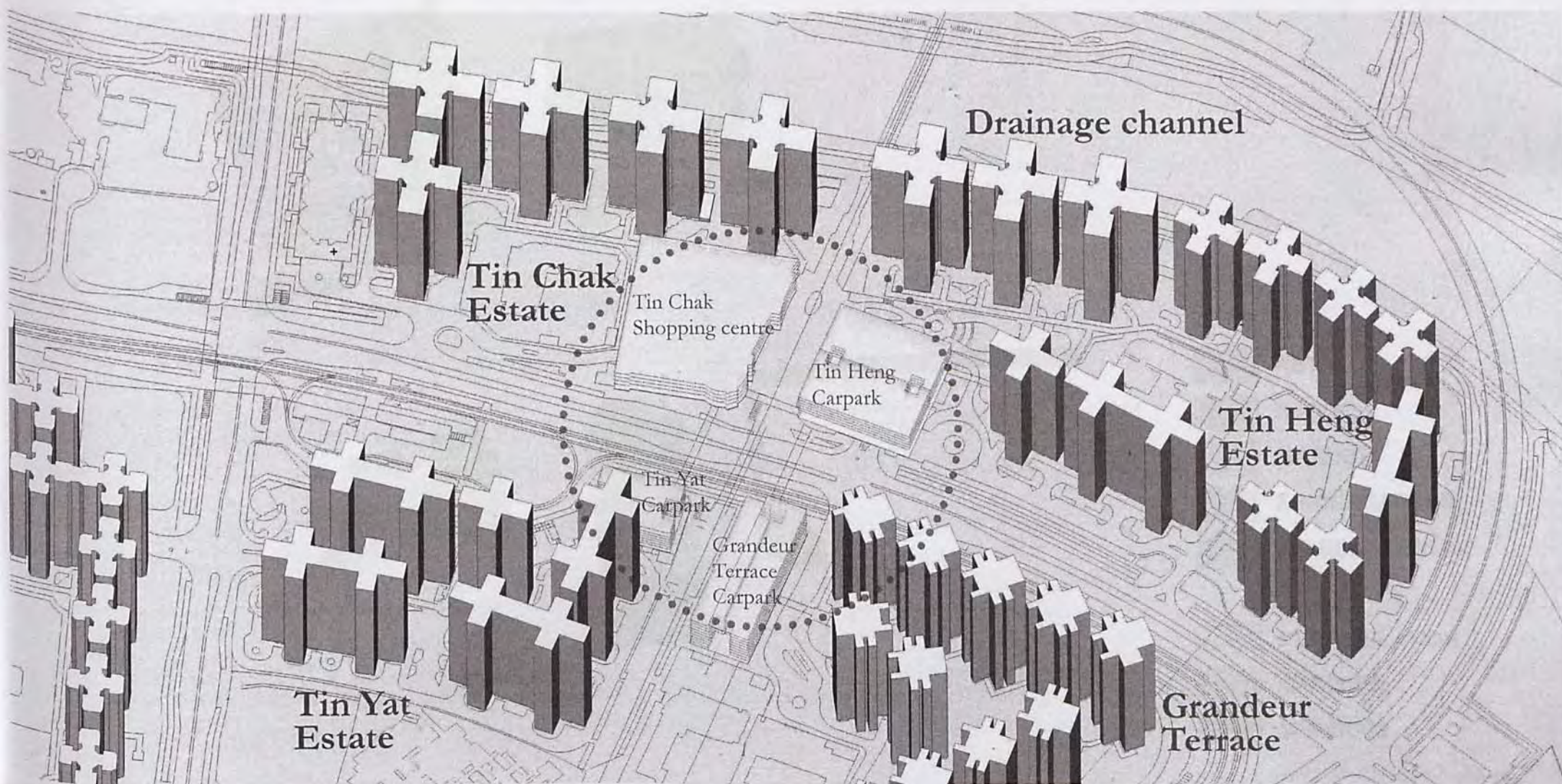
And there is Poor family relationship and child abuse problem, Tin Shui Wai has 3,371 spouse abuses reported last year. It also recorded 93 of the 622 reported cases of child abuse throughout the SAR last year. Most of the domestic violence is because of mainland wives and children joining their families in Hong Kong and not being able to adapt to the living environment.



Extension of capacity ? program protential

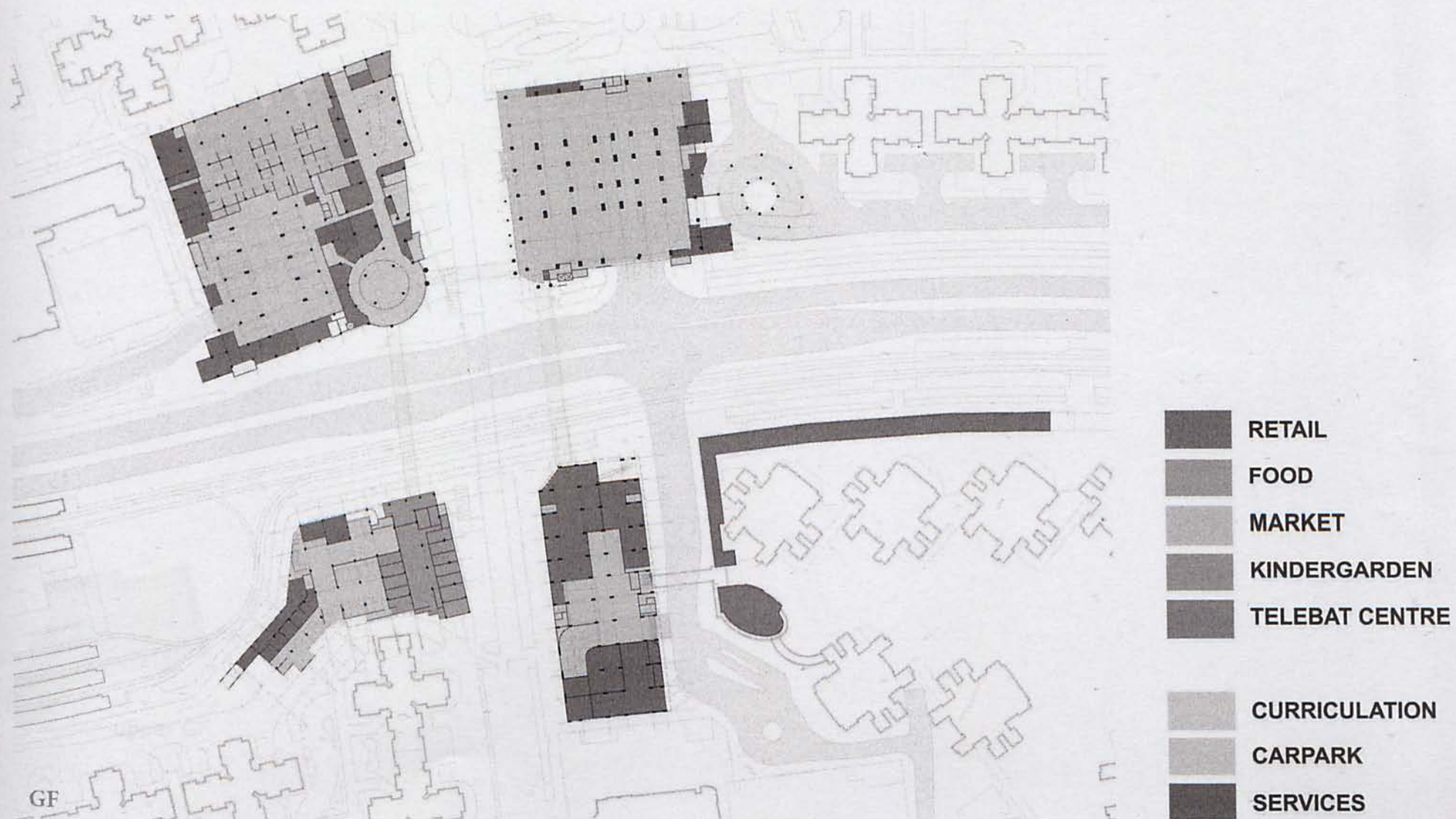


## 2.2 BASIC PROBLEMS IN NORTHERN TSW



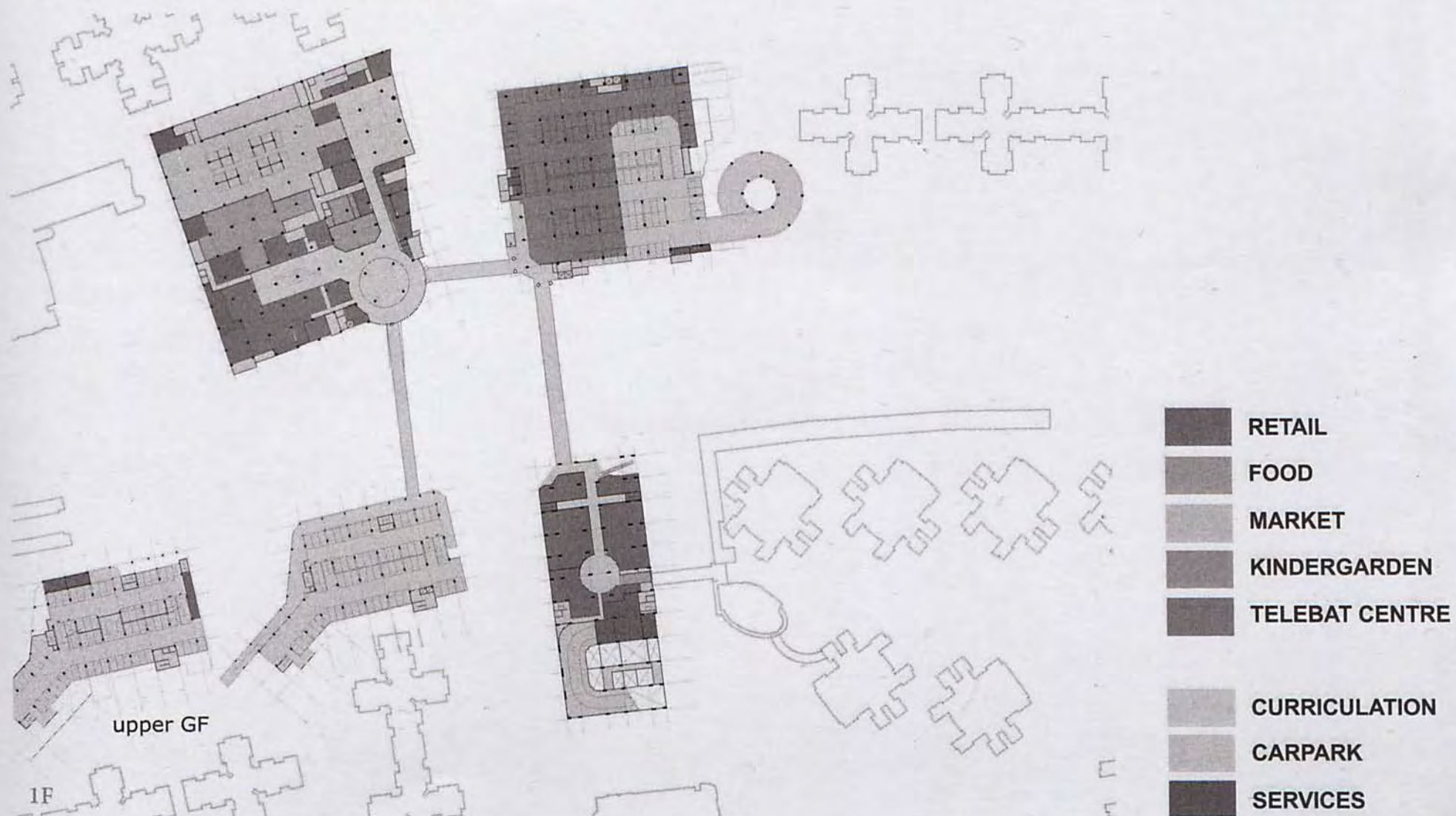


## 2.2 BASIC PROBLEMS IN NORTHERN TSW



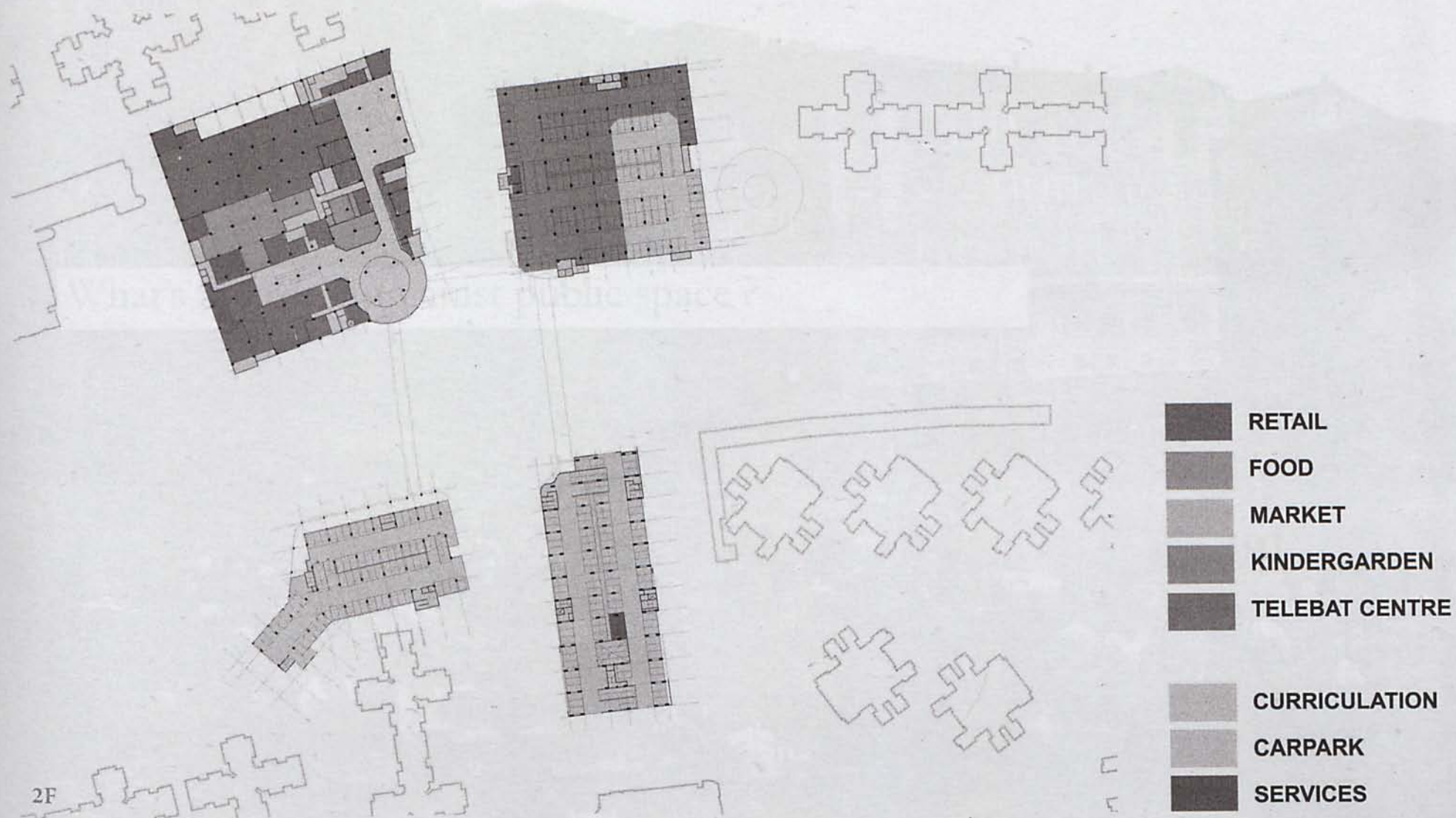


## 2.2 BASIC PROBLEMS IN NORTHERN TSW






## 2.2 BASIC PROBLEMS IN NORTHERN TSW





A black and white photograph of a crowded public square, likely Piazza del Campo in Siena, Italy. The square is filled with people, some sitting at outdoor cafe tables in the foreground, others walking or standing in the open space. The background is dominated by a large, curved building with multiple stories and many windows. A semi-circular tower is visible on the left side of the building. The overall atmosphere is one of a busy, communal public space.

What's the real humanist public space ?



## PART 3.0 RESEARCH RELEVANCE

- 3.1 Keys term reference
- 3.2 Character of different urban form
- 3.3 "Place"/Urbanism in Hong Kong

After collect and study the urban form, urban form can be summarized mainly three types of orientated: pedestrian-oriented, transit-oriented, mixed-used, they have own formation background related to history, political, social issue.



### 3.1 KEYS TERM REFERENCE

#### Modernization in planning

Le Corbusier stated that "The result of a true geometrical lay-out is repetition: The result of repetition is a standard, the perfect form (i.e. the creation of standard types). A geometrical lay-out means that mathematics play their part. There is no first-rate human production but has geometry at its base." [4] This version of modernism promoted the rectilinear, uniform solutions on everything, from the architecture of cities to the lives of men, literally bulldozing anything in its ways [4].

#### Post-modernism

The Condition of Postmodernity stated that post-modernism, by way of contrasts, privileges heterogeneity and difference as liberative forces in the redefinition of cultural discourse and rejects metanarratives and overarching theories. [5][6] It purports an existence of multi-visionary thinking within the mosaic of the contemporary metropolis. It heralded the shift from modernism to a "perspectivism that questions how radically different realities may co-exist, collide and interpenetrate." [5][6]

#### Place

"...the spaces where life occurs are places, in the true sense of the world. A place is a space which has a distinct character. Since ancient times the genius loci, or "spirit of place", has been recognized as the concrete reality man has to face and come to terms with in his daily life. Architecture means to visualize the genius loci, and the task of the architect is to create meaningful places, whereby he helps man to dwell. [3]

#### New urbanism

"We recognize that physical solutions by themselves will not solve social and economic problems, but either can economics vitality, community stability, and environmental health be sustained without a coherent and supportive physical framework." [7]



### 3.2 CHARACTER OF DIFFERENT URBAN FORM

#### **Pedestrian-oriented urban form**

In the pedestrian-oriented urban form, most of them are small scale fabric, it had been formatting by generic growing with long history, it has their own special character and identity, and it always contains a great city centre. For example, in Copenhagen, Denmark, this city have special a car-free zone called the Stroget. In Paris, France, the streets were well planned by Georges-Eugne Haussmann. In Rome, Italy, East of the Tiber River is a clear focus bend to the Vatican. In Barcelona, Spain, La Ramblas is the main north-south promenade.

- Small scale fabric
- Generic growing, long history
- Special character and identity
- Great city centre



Copenhagen, Denmark

City features a car-free zone called the Stroget



Paris, France

Streets were designed by Georges-Eugne Haussmann"



Rome, Italy

East of the Tiber River bend that points to the Vatican\



Barcelona, Spain

La Ramblas is the main north-south promenade



### Case study:

#### A focus for life - Piazza del Campo, Siena

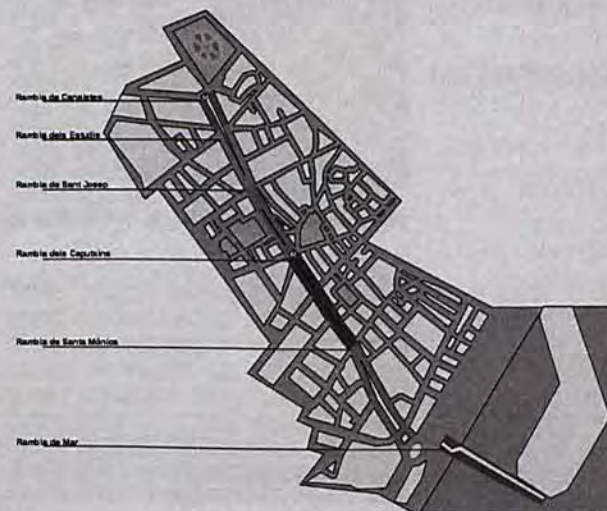
In the case study of Siena, - Piazza del Campo becomes a focus for life, the Piazza del Campo was at the heart of Siena and it becomes a focus for life in the city for centuries. The Palazzo Pubblico (Town Hall), which stands proudly at the top of the piazza, was constructed between 1297 and 1310. There is a valuable public area, the shell-shaped Piazza del Campo is unique and welcome to be the town square, it is multifunction, is also famous for hosting the Palio horse race. And there is also famous community institutes: The Palazzo Pubblico, houses yet another important art museum. Included within the museum is Ambrogio Lorenzetti's series of painting on the good government and the results of good and bad government, is a meaningful record for the city, also have a symbolic motif for the city.



### Case study:

#### Pedestrian on the road - La Ramblas

In the case study of La Rambla, La Rambla can be planned a series of shorter streets, La Rambla can be crowded, especially during prime time tourist season. Most of the time, there are many more tourists than locals occupying the Rambla, which has changed the shopping selection, different character and interest in different part of this great street, people can go to there for many different kinds of activities. And there is a adequate humanist street proportion, with few storey height of buildings and not too wide and not too narrow streetscape.



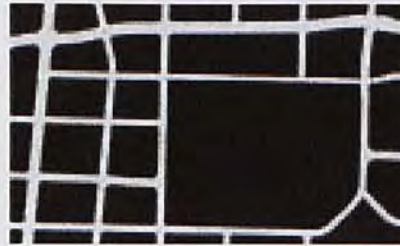


### 3.2 CHARACTER OF DIFFERENT URBAN FORM

#### Transit-oriented urban form

In the transit-oriented urban form, cities were planning in this century, pursuit the most efficient and convenience vehicles friendly city, it always happened in low density of population. But there is lack of humanity and homogeneity on the appearance of the city, there is also poor connectivity for human, people easy to feeling isolated. For example, in Mississauga, Canada, there is too large block and emptiness of sidewalk, in San Diego, USA, there is large building block was occupied the whole district block. In San Francisco, USA, the market street splits the central city into two grids, a kinds of breakthrough of city grid. In New York, USA, Midtown Manhattan south of Central Park have a rigid planning.

- Lack of humanity
- homogeneity
- Isolated, poor connectivity
- low density of population



Mississauga, Canada

Too large block and emptiness of sidewalk



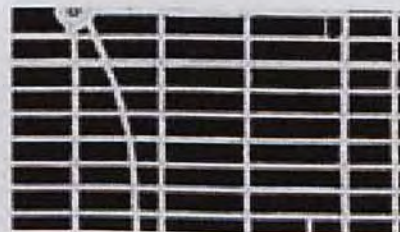
San Diego, USA

Large building block



San Francisco, USA

Market St splits the central city into two grids



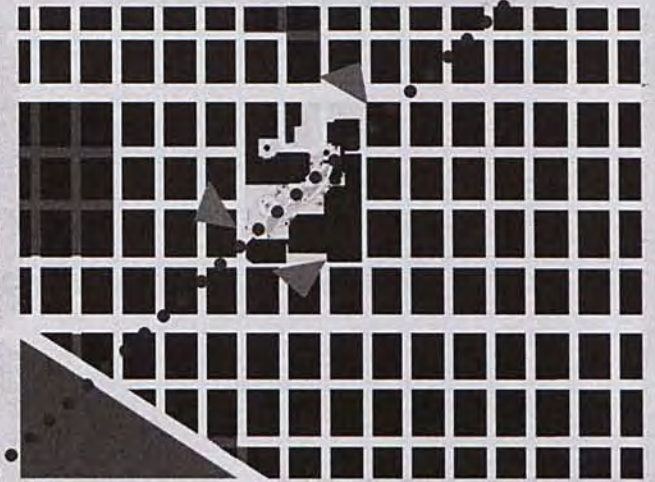
New York, USA

Midtown Manhattan south of Central Park



**Case study:****Breakthrough the rigid city planning grid, 1985**

Horton Plaza is officially Westfield Horton Plaza, is a 5 level outdoor shopping mall located in central business district, downtown San Diego and remarkable for its bright colors, architectural tricks and odd spatial rhythms. It stands on 6 and a half city blocks and is adjacent to the city's historic Gaslamp Quarter. It is currently anchored by Macy's and Nordstrom. There is breakthrough the rigid city planning grid. When Ernest Hahn approached Jerde to revitalize downtown San Diego in 1977, the city's tax revenues could not support basic city services, shopping center became a catalyst for revitalization in other parts of the city. This project redefine the retail experience, combination of different kinds of commerce into a pedestrian street, rich diversity, it create new connectivity, bring people back to the city.

**Case study:****Not humanistic in the modern planning, Pruitt-Igoe, 1956**

This is famous failures of public housing in American history. Its destruction is considered by some to be the beginning of postmodern architecture. There is the failure of modernist thinking and high-tech solutions to social problems, rational planning built on objectivist models of human behavior. There is not establish a playground, a recreation center, a public library branch, a Boy Scout Troop, a day care center, a health clinic and other amenities.





### 3.2 CHARACTER OF DIFFERENT URBAN FORM

#### Mixed- used -oriented urban form

In the Mixed- used -oriented urban form, have both of the character of Pedestrian-oriented and Transit-oriented urban form, there are street with different width, and more variety of urban form, with high density of population.

- Street with different width of street
- More variety of urban form
- high density of populatio



Shatin, Hong Kong

Sha Tin, is one of the a fast growing new towns in Hong Kong,



London, Britain

The Mayfair and Soho districts south of Oxford Steet



Osaka, Japan

Namba Parks extends the southern end of Mina-mi, Osaka's historic central business district (CBD)



TSW, Hong Kong



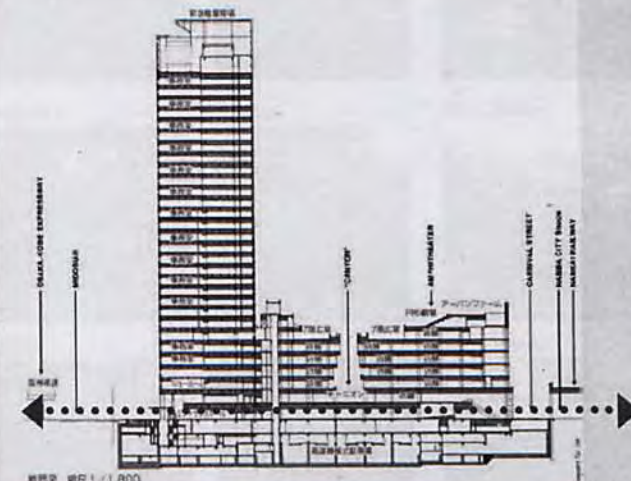
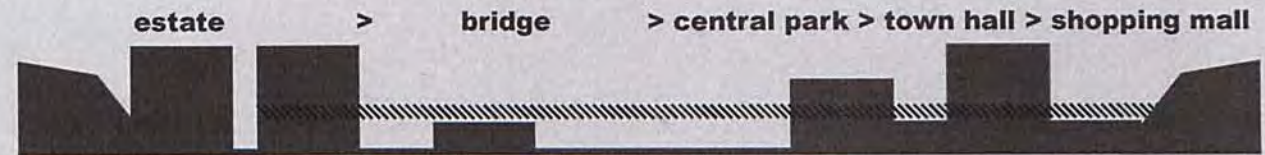
**Case study:****Continuous and centralization in New Town, Shatin, 1970s**

Sha Tin, is one of the fast growing new towns in Hong Kong. Its planned population is about 735,000. There is a shopping, recreational, gourmet and cultural center of Hong Kong. It is renowned for intriguing shopping malls, horseracing, delicious local delicacies and unique local culture. People will can a continuous street experience when they walk thought different place around New Town Plaza, since there is centralization of community facilities, it avoid the low attractiveness in the new town, and there is well connection of the transportation system to the public facilities.

**Case study:****Natural and street flow, Namba city 2007**

Namba Parks is in downtown Osaka, next to the station. Namba Parks extends the southern end of Minami, Osaka's historic central business district. Minami's main street is the 4.4-kilometer Midosuji, a tree-lined boulevard that is compared with Fifth Avenue or Champs-Élysées because of its grand proportions and the number of deluxe stores and high-fashion boutiques along its length. At its southern end, Midosuji extends to the Namba rail and subway station. Atop the subway station, starting at street level is a seven-story branch of the famed Takashimaya department store [1]. There is pedestrian and shopping street. The open space is irregular, and no planar in all dimensions. There is elevator tower located in the oval center and glass-enclosed pedestrian bridges traverse the canyon at various points at different levels, merging with the interior spaces. There is canyon and natural roof, the concept is that of a canyon cover through an urban park. A terraced complex of retail spaces envelopes an open space in the center, starting out as an oval vertical space, open to the sky and flowing out to the entrance. green terraces atop the roofs of the retail spaces below. Extending the canyon theme to the roof, Jerde brings the canyon-top landscape to its very precipice. Near the entrance, up a ramp from street level, replicas of a home plate and pitcher's rubber are set in the paving to mark the exact location of the demolished Osaka Stadium.

- continuous street experience
- centralization of community facilities
- avoid the low attractiveness in the new town
- well connection of the transportation system to the public facilities





### 3.3 "PLACE"/URBANISM IN HK

#### Place for Hong Kong people

Hong Kong place zoning may have a certain different to the foreign example. According the chapter of the new urbanism distribution of urban scale, mainly defined in two level of scale, the macro scale is "Neighborhood, district and corridor scale", the micro scale is "Block, street and building scale".

#### Neighborhood, district and corridor scale

In the Neighborhood, district and corridor scale, there is mainly three type of place defined : (1)Main street orientated, (2)Shopping Mall under Private housing and station centre, (3)Multiple Shopping Mall centre. Mong Kong and Tsim Sha Tsui are the example of (1)main streets orientated, both of them had been growing along the Nathan Road started from early year, Nathan road become the main transit route for new emerging of residential, commercial building. And Shatin, Ma On Shan, Tung Chung, Tsuen Wan are the example of (2) shopping Mall under Private housing and station centre district, this kinds of new town were planned with the transit orientated consideration, such as Tram station and main highway, there are new town, far away from the city centre, so there is a multi-function city centre with shopping mall, civil centre. And Causewaybay, Central are example of (3)Multiple Shopping Mall centre, there are mainly central business district with several commercial mall to contain the business attraction.

#### Hong Kong "place" zoning

##### Neighborhood, district and corridor scale

1. Main street orientated:  
Mong Kong, Tsim Sha Tsui,



2. Shopping Mall under Private housing and station centre:



3. Multiple Shopping Mall centre:



#### Block, street and building scale

##### Attractive place for Hong Kong people

###### Pedestrianisation



###### Boulevard



###### Market



###### Atrium



###### Station



###### Park, Water-



###### Plaza



###### Entrance



###### Civic centre





### 3.3 “PLACE”/URBANISM IN HK

Conclusion of urban form study:

Hong Kong place making is different from the world pattern; the old pattern is the centre of community is fountain and square, since Hong Kong has a large amount of population within the limited area. The formulation method and process should be learned, if we want to study how to making place for Hong Kong people. In the centre of Northern Tin Shui Wai are just three inhumanity car-park building, and a small shopping mall with poor site context and connection. The potential of post-planning should be focused on the centre of interest place, such as commercial shopping street and multi-functional open area.

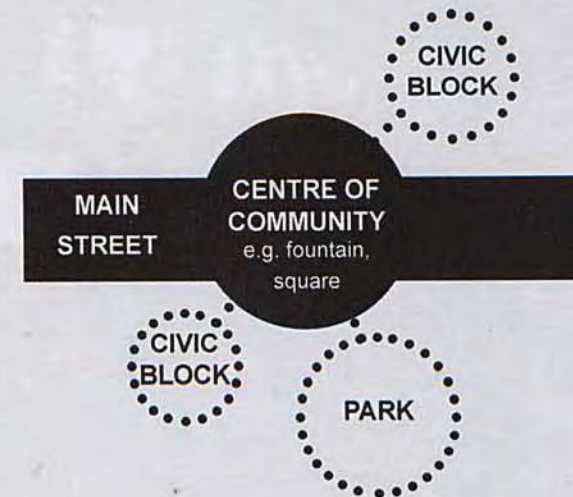
Traditional “place” zoning



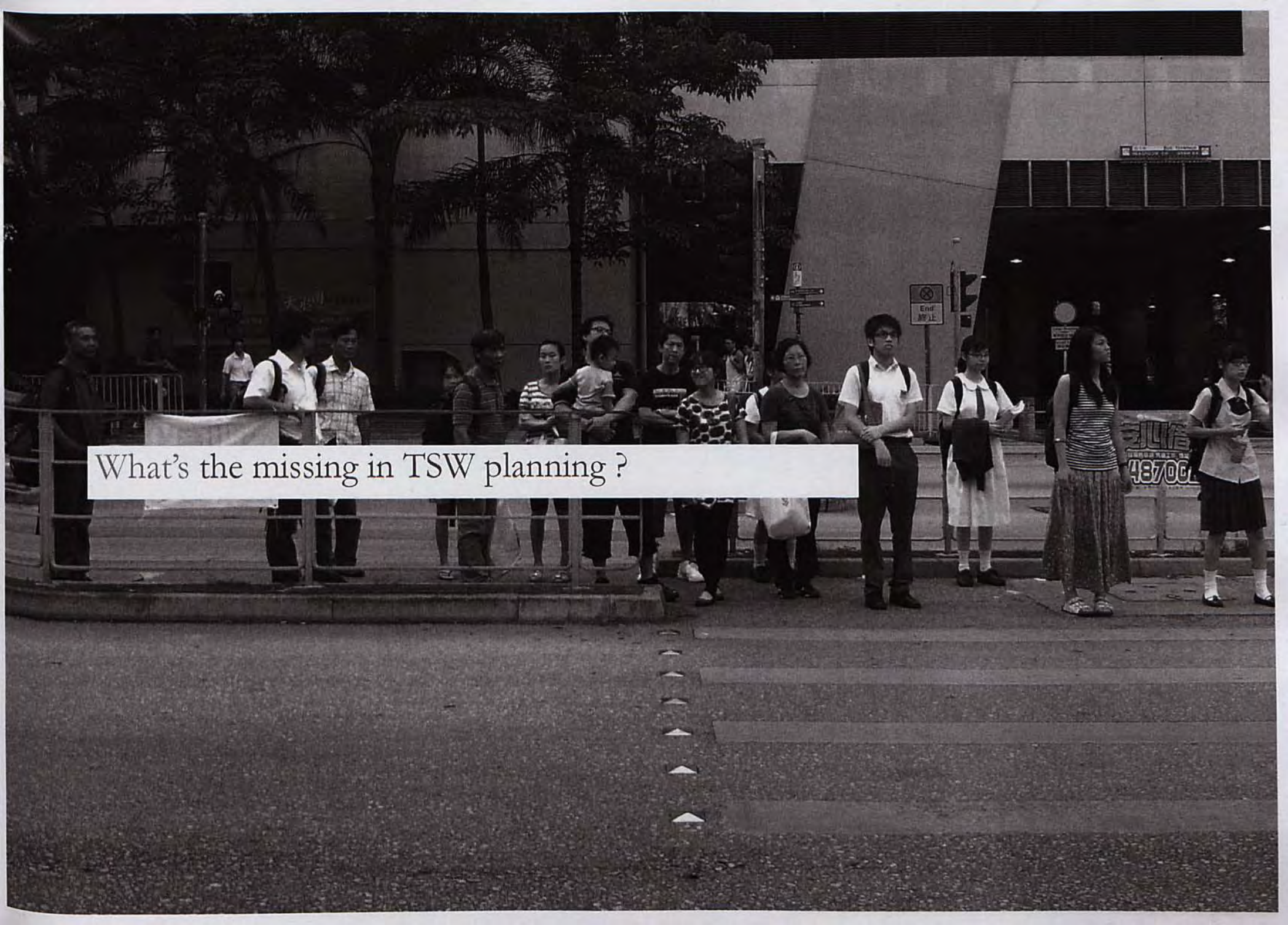
TSW “place” zoning



TSW Potential “place” zoning







What's the missing in TSW planning ?



## PART 4.0 INTERPRETATION OF MISSING PLANNING LAYER

4.1 Humans fundamental needs

4.2 Layer in planning

4.3 Design method: use layer 3 to achieve layer 4

As TSW was criticized of the inhumanity, the new planning should be focus on human first, actually, what are human fundamental needs? There are some of the psychologist have do these kinds of research.

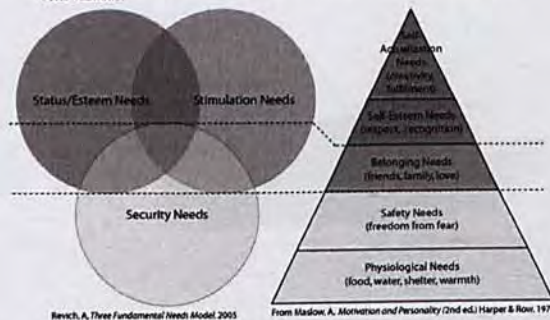


## 4.1 HUMANS FUNDAMENTAL NEEDS

### The Three Fundamental Needs (TFN) Model

People are motivated by three types of fundamental needs; Security, Status, and Stimulation. Individual behavior can be explained by the weight that a person gives to each of the three needs at any point in time. Graphically one can imagine the circles in the illustration below [2] shifting in size and in position as the perceived importance of each need changes for different individuals, and also within each individual at different points in time or stages of life [2] Security Needs are: Health & safety, Financial security, Relationship security. Status Needs are: Self-esteem, Social status, Autonomy & authority. Stimulation Needs are: Physical activity, Intellectual stimulation, Change or stability. Each of the Fundamental Needs has Interests associated with it. Interests need to be uncovered and recognized in order to accurately articulate achievable goals [2]

Comparison of the Fundamental Needs Model with Abraham Maslow's Hierarchy of Needs  
© 2006 - Allan Revich



<http://www.thegoalfocusedway.com/?tag=psychology>

### Maslow's Hierarchy of Needs

The psychologist Abraham Maslow developed a theory that suggests we, humans, are motivated to satisfy five basic needs. These needs are arranged in a hierarchy. While modern research shows some shortcomings with this theory, Maslow's Hierarchy of Needs Theory remains an important and simple motivation tool for managers to understand and apply. The Hierarchy of Needs is as follows:

5. Self-Actualization Needs (achievement issues such as workplace autonomy, challenging work, and subject matter expert status on the job)
4. Esteem Needs (positive self-image and respect and recognition issues such as job titles, nice work spaces, and prestigious job assignments.)
3. "Belongingness" Needs (social acceptance issues such as friendship or cooperation on the job)
2. Security Needs (stable physical and emotional environment issues such as benefits, pension, safe work environment, and fair work practices)
1. Physiological Needs (basic issues of survival such as salary and stable employment) [2]

## 4.2 LAYER IN PLANNING

According to the psychologist model, Maslow suggests that we seek first to satisfy the lowest level of needs. Once this is done, we seek to satisfy each higher level of need until we have satisfied all five needs. Four layers of TSW can be generally defined to analyze the missing layer of urban planning in TSW.



Successful city planning will have well integration of these layers



Finding the reason of the occurrence of the city of sadness -Tin Shui Wan, researching the missing issue under the effective planning, and dealing with the maximize usable capacity of TSW.



## LAYER 4 Humanities, making place, contextual

The planning fulfilled the fundamental human mental needs

Missing

### Self-Actualization Needs

I am me, Self-Actualization Needs  
(achievement issues such as workplace autonomy, challenging work, and subject matter expert status on the job)

### Esteem Needs

I am known, Esteem Needs  
(Positive self-image and respect and recognition issues such as job titles, nice work spaces, and prestigious job assignments.)

### "Belongings" Needs

I am part of a group, "Belongings" Needs (social acceptance issues such as friendship or cooperation on the job)

## LAYER 3 Three-dimensional relationship

The physical and spatial composition and arrangement of built-forms and their three-dimensional relationship with the spaces around them and the surrounding settings.

Missing

Loss structure of place  
Same hierarchy path,  
Loss of centre point,



No streets  
Separation building and road,  
No transfer place  
Inaccessibility of upper level



## LAYER 2 linkage and building objects

2d level, insert the town standard module elements, Base on the statistics analysis on the population, it is effectual and functional

Existing

Building heights and spaces should bear a certain relationship to human proportion and to facilitate easy usage, interaction and perception by the users.



## LAYER 1 figure ground, land use planning

Base on plan drawing, and the political strategy, Land use- mainly residential area

No urban design - The problems of standardization of planning, too rigid, separated, disperse, scatter, isolated, Shape definition of place



Existing



## 4.2 LAYER IN PLANNING

### Layer 1 planning- figure ground, land use planning

In the layer 1 planning, this is about the development of a new town and the land use planning, base on plan drawing, and the political strategy, land use- mainly residential area. Tin Shui Wai New Town cannot provide a good mix of various types of housing development to meet the forecast demand. Modern planning for New Town in Hong Kong, use the standard strategies, the ponds in TSW were reclaimed for the development of Tin Shui Wai New Town in the late 1980s, new town were build on a white paper.

### No urban design

There is no urban design. Urban planning and architecture are separated, no urban design. The Planning Department completed a study on the "Urban Design Guidelines for Hong Kong" (the UDG Study) just published in 2003. Homogeneity in terms of land use, let TSW become are "bedroom community" planning base on top-down planning, not multiple direction. Estate base "sub-town"

### Estate base "sub-town"

Planning structure in TSW is too governmental, just for easy management and convenience. Even sub-town (estate) has their own facilities, including certain no. of block, small mall, and small car park; school. The linkage between estates to estate is poor, not welcome, not on footpath. No big shopping mall, or a large centre place, Not enough shop, no competition, can't provide more work. The problems of standardization of planning, too rigid, make space are separated, disperse, scatter, isolated..





## 4.2 LAYER IN PLANNING

### Layer 2 planning - linkage and building objects

Layer 2 planning is base on the statistics analysis on the population, it is effectual and functional, just insert the town standard module elements. There is unsuitable housing Mix- high percentage of unitary and homogeneity public housing, and not sufficient open space and community facilities the use of open space for the residents. There are unmoral demography, large proportion for specify group of people. Except for the demography, Shall we also concerns about the total visual effect of building masses, connections with people and places, creation of spaces for movements, urban amenities and public realm?

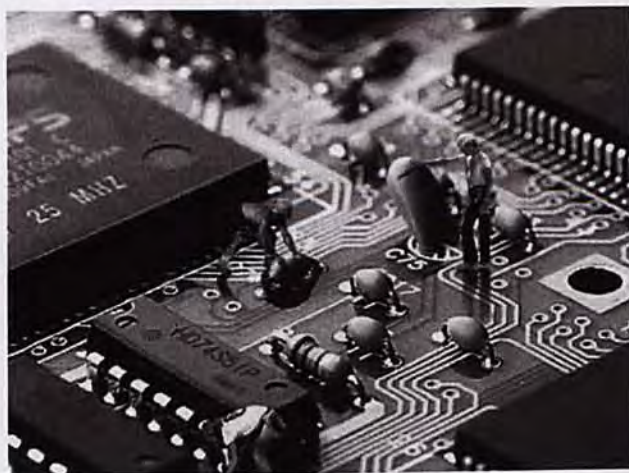
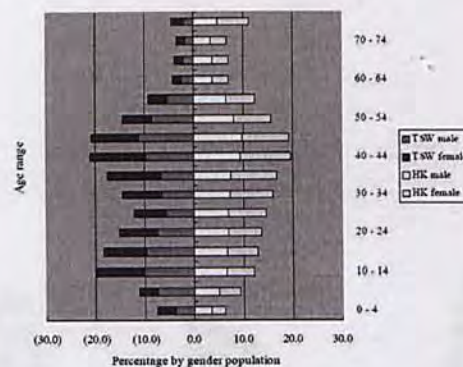


Figure 4.3 Age Distribution in TSW and Hong Kong 2006



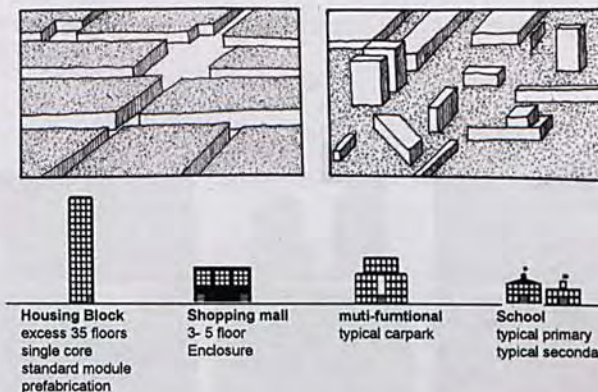
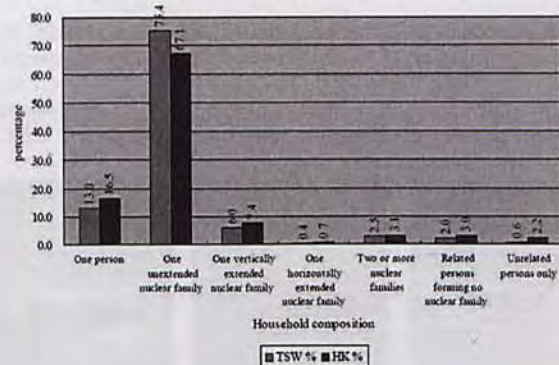
### Not usual demographic

There is large proportion of same class with dense population. And the community is young; the facilities may not suitable for the young. There are large amount of un-extended nuclear family, lower-end job, new immigrant. This is unmoral and unbalances town compare with other new town in Hong Kong.

### Functional base planning

TSW planning is functional base, out of human scale and fragmental. Compare with traditional city, it is directional, directional, with segment. Actually, building heights and spaces should bear a certain relationship to human proportion and to facilitate easy usage, interaction and perception by the users.

Figure 4.5 Household Composition in TSW and HK, 2006





## 4.2 LAYER IN PLANNING

### “Sub-town” homogeneity of basic buildings in the northern TSW

Generally, buildings in the northern TSW are homogeneity. Buildings are created base on object base, not concerned the ground level, it is continuity, entirety, humanity. It is a vertical city housing (85% public housing) with many objects: mall, school, service or multifunctional centre.



Tin Heng 天恆邨  
2001

5760 public units  
14 housing blocks  
1 muti-purpose  
2 schools



Tin Chak 天澤邨  
2001

4216 public units  
5 housing blocks  
1 mall  
1 muti-purpose  
1 school



Tin Yan 天恩邨  
2004

5640 public units  
8 housing blocks  
1 mall  
1 muti-purpose  
3 schools



Grandeur Terrace  
俊宏軒, 2003

4100 public units  
11 housing blocks  
1mall  
1muti-purpose  
1school



Tin Yat 天逸邨  
2001

4100 public units  
7 housing blocks  
1 mall  
1 muti-purpose  
5 schools



Tin Fu 天富苑  
1999-00, 07

4192 public units  
16 housing blocks  
1 mall  
0 muti-purpose  
7 schools



Vianni Cove 慧  
景軒

3 housing blocks  
1 mall  
1 muti-purpose  
5 schools



Tin Ching 天晴邨,  
2008

3800 public units  
9100 people  
7 housing blocks  
1 mall  
1 muti-purpose  
5 schools

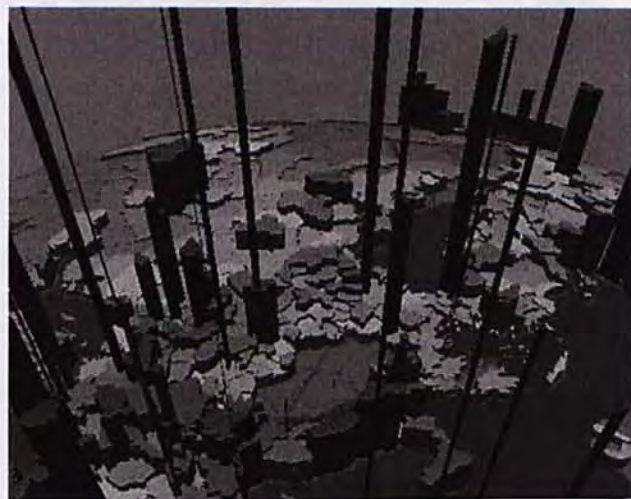




## 4.2 LAYER IN PLANNING

### Layer 3 planning - three-dimensional relationship

Layer 3 is the physical and spatial composition and arrangement of built-forms and their three-dimensional relationship with the spaces around them and the surrounding settings. A 3d approach can increase the capacity of the city infinitely. People increasing demand for space is then taken as the point of departure for a search for new capacity. This space is found by enveloping the earth in a new programmatic 'skin' that can swell in places to some cubic kilometers! A three-dimensional city is created by making use of unused spaces in urban. But there is loss structure of place in modern planning



### Too much openness inconceivable, linear, no sense of place

TSW have too much openness inconceivable, linear, no sense of place. Compare with square in Siena, there is conceivable volume, contract enclosures and boundary. Developments off narrow streets as a result of past incremental developments, small plots and maximized intensity.



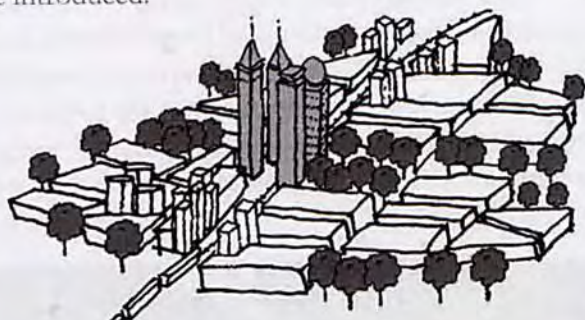
Figure 2.46, 2.47, 2.48, 2.49, 2.50, 2.51, 2.52, 2.53, 2.54, 2.55, 2.56, 2.57, 2.58, 2.59, 2.60, 2.61, 2.62, 2.63, 2.64, 2.65, 2.66, 2.67, 2.68, 2.69, 2.70, 2.71, 2.72, 2.73, 2.74, 2.75, 2.76, 2.77, 2.78, 2.79, 2.80, 2.81, 2.82, 2.83, 2.84, 2.85, 2.86, 2.87, 2.88, 2.89, 2.90, 2.91, 2.92, 2.93, 2.94, 2.95, 2.96, 2.97, 2.98, 2.99, 3.00, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22, 3.23, 3.24, 3.25, 3.26, 3.27, 3.28, 3.29, 3.30, 3.31, 3.32, 3.33, 3.34, 3.35, 3.36, 3.37, 3.38, 3.39, 3.40, 3.41, 3.42, 3.43, 3.44, 3.45, 3.46, 3.47, 3.48, 3.49, 3.50, 3.51, 3.52, 3.53, 3.54, 3.55, 3.56, 3.57, 3.58, 3.59, 3.60, 3.61, 3.62, 3.63, 3.64, 3.65, 3.66, 3.67, 3.68, 3.69, 3.70, 3.71, 3.72, 3.73, 3.74, 3.75, 3.76, 3.77, 3.78, 3.79, 3.80, 3.81, 3.82, 3.83, 3.84, 3.85, 3.86, 3.87, 3.88, 3.89, 3.90, 3.91, 3.92, 3.93, 3.94, 3.95, 3.96, 3.97, 3.98, 3.99, 4.00, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 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## 4.2 LAYER IN PLANNING

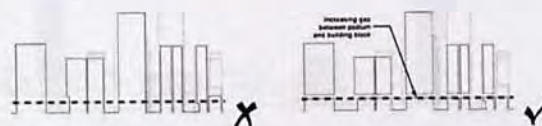
Same hierarchy path, loss of centre point, with standard but no system

TSW planning have same-hierarchy path, loss of centre point, with standard but no system, compare with San Marco, Venice, there is centre and paths, representation of the place, systematic landmarks at the focal points and civic/commercial centers should be introduced.



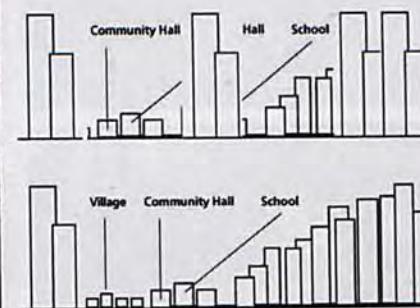
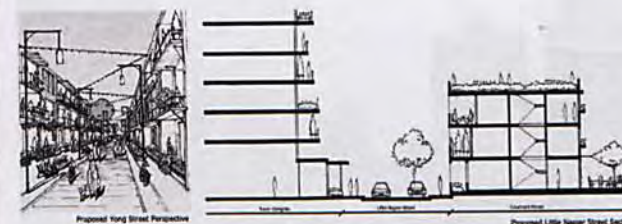
## No integrity of the street

TSW have no integrity of the street. Compare with San Marco, Venice, there is centre and paths, representation of the place, systematic



Separated, large distance in between, no transfer place.

Estates in TSW are separated, large distance in between, no transfer place. Compare with Europe Old Street, the street attach place and colonnade with well interspaces. Tower buildings such as community hall, schools, etc should be used as interface and as visual and spatial relief in the large area in urban core.





## 4.2 LAYER IN PLANNING

### Layer 4 planning - humanities, making place, contextual

Layer 4 planning seems fulfilled the fundamental human mental need. TSW is lacking sense of place and simplify the people needs, TSW should have certain "space" for certain live to take place, there is just a "picture frame", and there is a deeper root of existential meanings. What shall we determine? The planning seems fulfilled the fundamental human needs: Physiological Needs and Security Needs, but the environment cannot provide "Belongingness" Needs, Esteem Needs, and Self-Actualization Needs. If this is not a place, it can't fulfill the fundamental human needs.



I am part of a group,  
"Belongingness" Needs (social acceptance issues  
such as friendship or cooperation on the job)



### The isolation feeling, Movement sequences

The lack of community support and weak social networks, residents in Tin Shui Wai are distanced and alone from their friends and are hard for them to get assistance in the area because of the weak social networks.

### Inforcement, public and private, the self -belong, communication to people

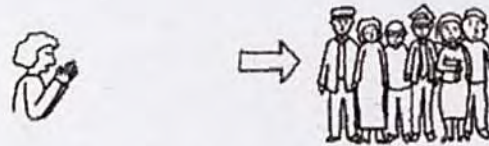
What is modernization place need? If the housing is too homogeneity, can we "expand" each person to "public area" There have been a large number of immigrants coming from Mainland China in recent years and they are not able to sustain their living as most of them were not educated. All in all, the residents of Tin Shui Wai are still living under the poverty line and they always seek for the larger support from the government.





## 4.2 LAYER IN PLANNING

**I am known,**  
Esteem Needs (positive self-image and respect and recognition issues such as job titles, nice work spaces, and prestigious job assignments.)



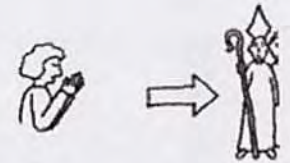
There is visually impoverish in housing, block of surrounding nature, according to K.L. "poor imageability may cause emotional insecurity".

### **Build place character, identity, history and memory of place**

"Human identity presupposes the identity of place" Genius Loci. There is symbolization in homogeneity housing, TSW had been labeling becomes city of sadness; make people have a negative feeling to themselves. "Environment influences human beings, and this implies that the purpose of architecture transcends the definition given by early functionalism. man cannot gain a foothold through scientific understanding alone. He needs symbols, that is, works of art which "represent life-situations." Christian Norberg-schulz, Genius Loci



**I am me, Self-Actualization Needs**  
(Achievement issues such as workplace autonomy, challenging work, and subject matter expert status on the job)



Concentrate to TSW, when the sad news happened in TSW, a lot of Support come to TSW, but there will be disappear after few months, shall we do something permanent, give Energy, vitality, diversity, hope, passion, Let them know they are "valued". For long-term, not only just provide, chances for them

### **Working on low-status job**

It is difficult for people to find a job in Tin Shui Wai and therefore they are hard to self sustain themselves. Tin Shui Wai should not be labeled any more but their spirit of self-help and helping others should be promoted. The negative news from the media would affect other Hong Kong people's attitudes towards them

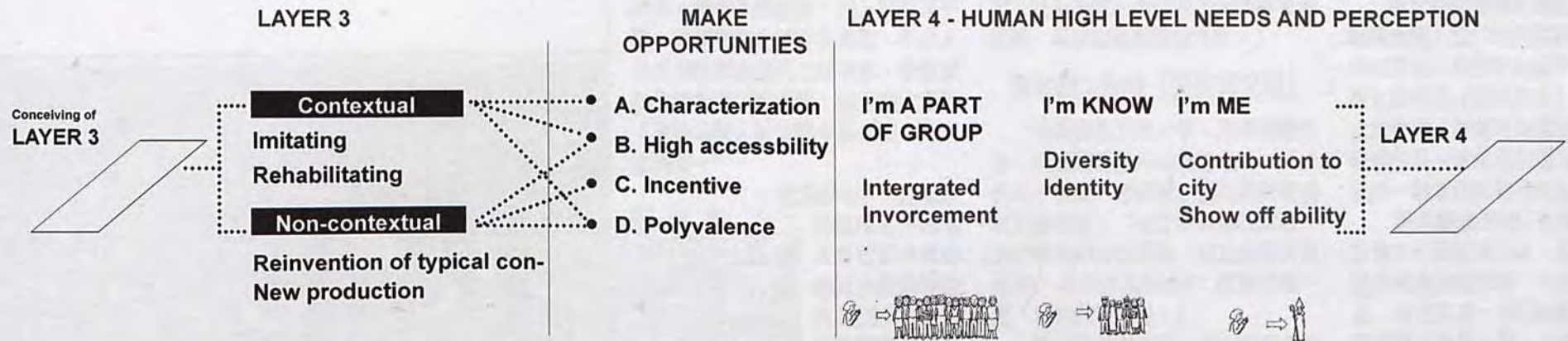




### 4.3 DESIGN METHOD: USE LAYER 3 TO ACHIEVE LAYER 4

There is missing layer of layer 3 and layer 4 in TSW. The planning seems fulfilled the fundamental human needs, but scarcity of the high level of human needs. Human need the layer 4 to satisfy their human needs, but existing TSW planning can't fulfill the TSW people actually. This thesis is proposed to build-up three dimension relationships in the Layer 3 to fulfill the insufficient in layer 3 from the layer 3 to the layer 4, there are three parts of process for a more clear studies.

Firstly, layer 3 can be defined into contextual and non-contextual. In contextual, we can study from the imitating aspect (local and native) and rehabilitating aspect (wetland and native). In non-contextual, we can study from reinvention of typical concept and new production. Secondly, there are four aspect of opportunity can be founded: Characterization, High accessibility, Incentive, Polyvalence. Finally, human high level needs and perception can be achieved: "I'm a part of group", "I'm know", "I'm me", and then layer can be successes.





# 天水圍河畔變身「天光墟」

## 近40小販聚集自力更生 團體促政府撥地

天水圍河畔多年來都有居民於清晨時分進行擺賣，久而久之，近40個攤檔形成了小市集。為解決區內就業不足問題，地區人士建議政府撥地設置天市集，讓一眾小販「自力更生」。下周二，有關團體將向立法會表達訴求。

本報記者 王翠云



區會沿河時常行擺賣。



下周二，居民在區會沿河時常行擺賣。

What are the human activities in existing TSW?

天水圍) 2008年的失業率為4.4%，較同年全港失業率的3.6%為高；當中天水圍在08年約有61.5%公屋居民，而全港居於公屋的居民平均只有31%。低收入家庭多，加上就業不足，居民惟有尋找方法自救，不少人每天清晨都會騎着三輪單車，帶着貨品在天水圍河畔擺賣，過着被食環署「你追我躲」的流動小販生活，賺取生活費。

清晨6時半，記者於現場所見，沿着天瑞邨至天恩邨的天水圍河畔約有30至40個包括剪頭髮、以及售賣蔬菜、海鮮乾貨、水果、內衣、拖鞋及青蔥

吸引了不少晨運人士光顧。做了6至7年流動小販的阿銀表示，每天早上大約6時，她都會帶同自己栽種的蔬菜如紅蘿蔔、西洋菜及菠菜等，到天水圍河畔售賣，「很多街坊做完晨運或送兒女上學後都會來買菜，我就趁機賺點生活費。」

### 無奈面對檢控「捉到當交租」

阿銀育有三女一子，兒子就讀中五，她說賺的錢可以維持生活，又能供兒子讀書，每天唯一擔心的只是被食環署檢控。「總之不拿給便就行，我們賺的都是辛苦錢，但食環署日日來捉，每次要罰\$450，想得積極一點，捉到就當交租。」

居民阿芬就表示，天水圍很多婦女像她一樣，丈夫開工不足，需要自己找兼職幫補家計，但因子女年幼需要照顧，在區內又難以找到彈性上班

時間的工作，故會嘗試以擺賣形式謀生，「若有固定攤位或露天市集，我們便可以自力更生。」

### 貨品價廉 紓居民經濟壓力

經常於晨運後光顧流動菜檔的居民陳太指，雖然攤檔蔬菜價格與街市相差不多，但勝在夠新鮮及味道好。而支持設立「露天市集」的居民劉先生則表示，市集可為低收入家庭提供廉價貨品，減輕經濟壓力，亦為居民提供一個消閒娛樂的地方。

區內關注團體「社區發展陣線」計劃主任黃穎嫻指出，居民不是要將市集變做旅遊景點，只是賣些生活用品，街坊又有一個「聚腳點」，「他們甚至說不需要上蓋，只要一個地方供他們擺賣就行。」黃期望當局積極考慮，並計劃於3月31日在立法會減價事宜小組委員會會議中表達訴求。

### 區議會倡112B或108區設市集

數十名天水圍居民日前帶着多車鮮花「初忘我」，到元朗區議會送予區議員，多謝他們沒忘記天水圍居民，支持在該區發展平民露天市集。

區議會日前討論發展天水圍露天市集建議，區議員認為設立市集可帶來更多就業機會，建議政府撥出112B區(濕地公園旁)或108區(綠景邨旁)開設市集，並會成立小組跟進。

地產處則表示，正與部門商討安置土地確實使用日期，如有土地適合可考慮，將向漁農自然護理署及渠務計劃、食環署等諮詢，若區議會獲得適當土地，又符合食物安全及環境衛生要求，將和相關部門進行協助。



△一眾居民到元朗區議會，多謝區議員支持設立露天市集。



## PART 5.0 BASIC PRINCIPLE

- 5.1 Making opportunities
- 5.2 Intensity
- 5.3 Connectivity
- 5.4 Complementary





## 5.1 MAKING OPPORTUNITIES

### Characterization

#### 1. simple system from the wetland

There is lack of local character in TSW, we should sharpen the identity, find the most identity element and building, linking together, the character is formed by the local citizen. Wetland is the most unique elements in TSW, but it can't be found in the new estate. There is a simple system from the wetland, the formation subdivision of land and ownership.



Subdivision following the natural fabric



Easy division method for public, straight line, perpendicular to guide line



Main instructor: river



Changing direction follow the land form, public engagement in this level?

#### 2. Familiar: Local practice & Native village, help association of thought

The place should be familiar for people, create something just like their native village, helping them have association of thought. Landmark sculpture / monument, theme streets, public square, iconic buildings are the example elements for creating image of city.



Water and Sky ; reflection



Solid / void  
the pedestrian path in the  
wetland

transparency



### Case study - Image of city

#### 1. Landmark sculpture / monument



Wan Chai, HK



Paris, France

#### 2. Theme street



Sport street, HK



La Rambla, Barcelona

#### 3. Public Square



Federation square



Siena, Italy

#### 4. Iconic building



Paris, France



Bilbao



## 5.1 MAKING OPPORTUNITIES

### High accessibility

Pedestrian-friendly downtown, experimental space with high accessibility should be existed in the “place”. There are multiple ways to enter a place, multiple options and hierarchy, not only one large space, but a collection of attractive place. According to Whyte “if people do not see a space, they will not use it.”



There is high transparency, and well visual linking extension from the main street. Visual linkages should include major visual corridors to the surrounding natural landscape assets and should extend well into the heart of the urban area where possible.



These attractive spaces will let people feeling in-between, outdoor & indoor, gradual spatial change from private to public, these kinds of space were created depend on: proportion, scale, material and form. There are some examples of street dominant with continuous walking experience, such as Podium street-car free area in Shatin, Vertical street in Ssamziegil, Korea, Overlapped street in Namba city, Japan.



### Street dominant, options for continuous walking experience

#### 1. Podium street- car free



Shatin, HK



Element, Kowloon



Ssamziegil, Korea



Namba city, Japan



Citywalk, HK



Namba city, Japan



## 5.1 MAKING OPPORTUNITIES

### Incentive - people make "place"

Mong Kok in Hong Kong have many opportunity for fill in the gap to make the city image become complete. These kinds of opportunities are some space for further addition and modification for new or existing program.



No opportunity for fill in the gap



Opportunity for fill in the gap to make the city image become complete

TSW

1970s, 1990s



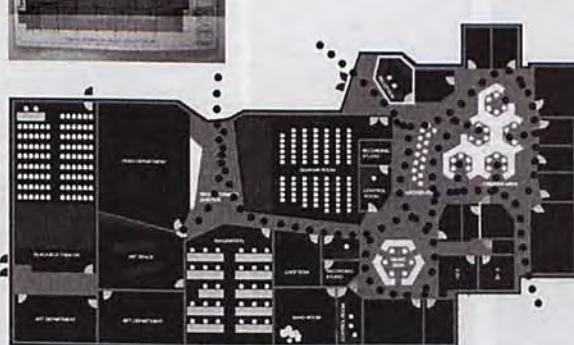
Mong Kok



People can control their path to destination. Actually, small blocks create more intersection; let the place more interesting, more control and freedom, more direct path to the destination. There are elements for incentive, sense of it own. People want to stay, they can do their own, setting social, such enclosure, landmark pier.

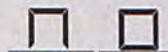


free plan and mix use of skyhigh centre



1. elements for incentive, sense of it own

Enclosure

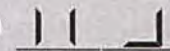


Siena, Italy



Vatican

Column



Tin On Man, Beijing, China



Vatican

Pier  
e.g. landmark



Fountain, Rome, Italy



Rome, Italy

level up



High Line two, UK



Wing Lee Street



## 5.1 MAKING OPPORTUNITIES

### Polyvalence

Exploding more programs from existing needs, making more multiple opportunities, In commercial aspect, there is more opportunities for creation, small business. More better and suitable space for encourage cultural and recreation activities. Actually, basic supporting facilities must be needed such as social caring, nursery clinic.

### 1. Commercial: Creation, Small business

#### The existing small business in TSW



The Chinese food restaurant : New immigrant people from different region of China can contributed



Small business : No chain stores, shop for small business is affordable for the low income group



Expert business : New immigrant can show off the talent, such as hair cut, farming .



Flea market: More flexible, easy to contrast

### 2. Cultural and recreation variety of different quality of space



music



gathering



Sport



Playground





## 5.1 MAKING OPPORTUNITIES

Furthermore, Program in Hong Kong modern town planning is too rigid, single space just is suited program. In the reality, programs exist in a space in chaotic way, it is not a rigid and systematic, and programs are overlapped and integrated. A large area may contain many. These kinds of methodology, more still be needed finding the place of interest in a more humanity and reality way,

Program in Hong Kong modern town planning  
- Rigid

Program in real humanity life - chaotic



### TSW- single space x single program

space	program
shopping mall	shopping
sports court	sports
sitting on the sidewalk	sitting and gathering
carpark	parking
bus terminal	waiting bus
training centre	training
market	marketing
tunnel	travelling to home

### Mong Kong single space x multiple program

space	program
Sai Yeng Choi street	shopping
exhibition & advertising	exhibition & advertising
sitting	sitting
Nathan road	transit, parking
Bus stop	waiting bus
New century-plaza	marketing
meeting point	meeting point
eating	eating

### Shatin single space x multiple program

space	program
exhibition & advertising	exhibition & advertising
communal	communal
parking	parking
waiting bus	waiting bus
shopping	shopping
sitting & gathering	sitting & gathering
transit	transit
meeting point	meeting point

### Central single space x multiple program

space	program
LKF	Dinning
IFC	shopping
central hall	communal
carpark	parking
Queen Road	waiting bus
Square	gathering and sitting
Central Pier	meeting point
Exchange square	transit point



## 5.2 INTENSITY

To help the TSW people immediately, some of the existing fundamental structure should be kept; especially the housing and part of the car park and mall should be kept. Integrating will small and scatter gathering space. And maintaining the network density, keep walk able transit routes within a quarter mile, the transit route distance not more than half mile, from a staying place to the other staying place Centre should be close to the transit stop, since people will more willing to go and always go to transit bus stop and station, the community centre should be next to it. Furthermore, the potential design should maintain the continuity of attraction points, especially the greenery elements from river and wetland.

And maintaining the network density, keep walk able transit routes within a quarter mile, the transit route distance not more than half mile, from a staying place to the other staying place Centre should be close to the transit stop, since people will more willing to go and always go to transit bus stop and station, the community centre should be next to it. Furthermore, the potential design should maintain the continuity of attraction points, especially the greenery elements from river and wetland. Furthermore, the potential design should maintain the continuity of attraction points, especially the greenery elements from river and wetland.

Furthermore, the potential design should maintain the continuity of attraction points, especially the greenery elements from river and wetland.

keep the existing ground floor bus stop and shop

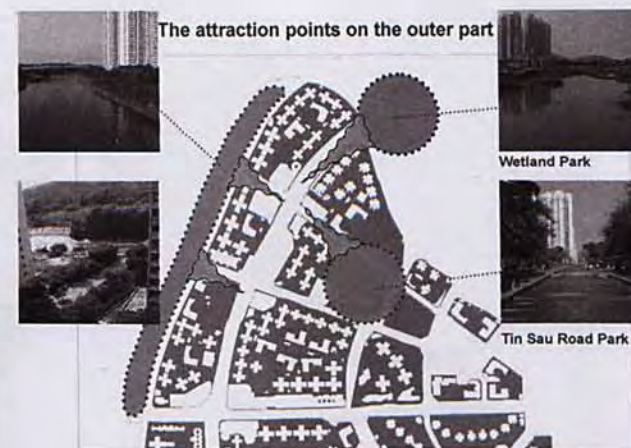


Walkable distance from home  
a quarter mile  
(402m) 5 minutes

the dominate of main road and placelessness space



The attraction points on the outer part

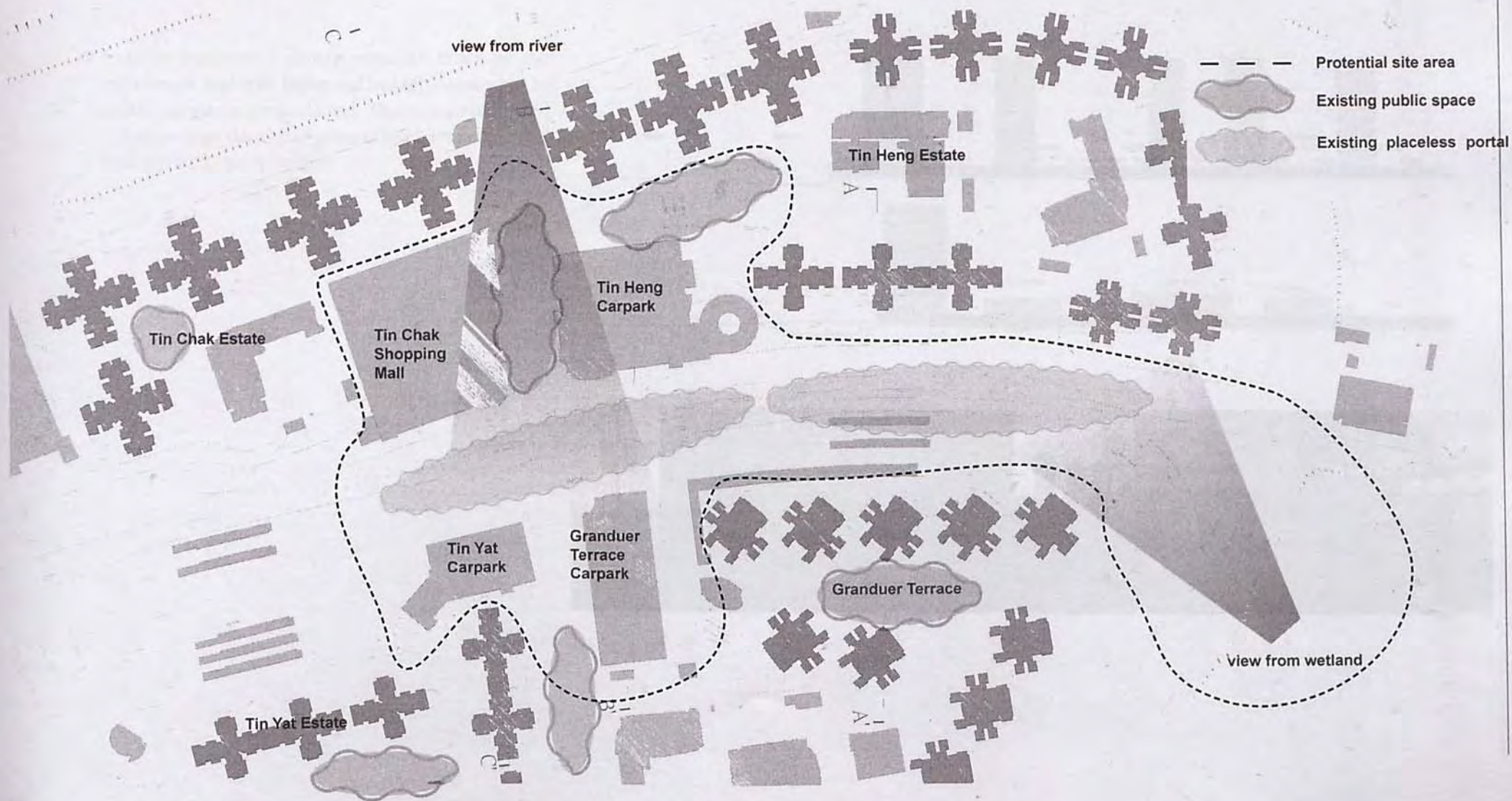


Wetland Park

Tin Sau Road Park



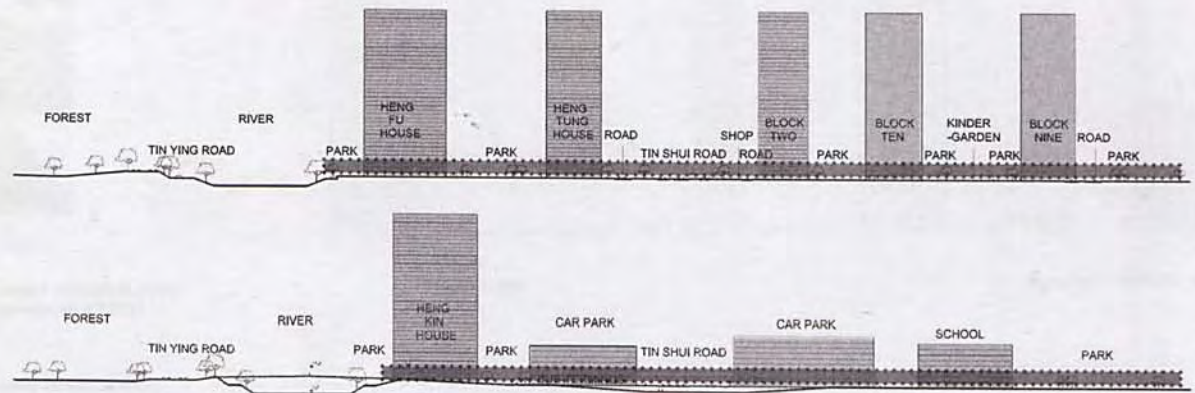
## 5.2 INTENSITY





### 5.3 CONNECTIVITY

In many inhumanity district cases, th much of the criticism of high-rise living and its high density but to its low density at ground level. The new design need to ensure high density in ground level, let people feel well within 5 storey height.





### 5.3 CONNECTIVITY

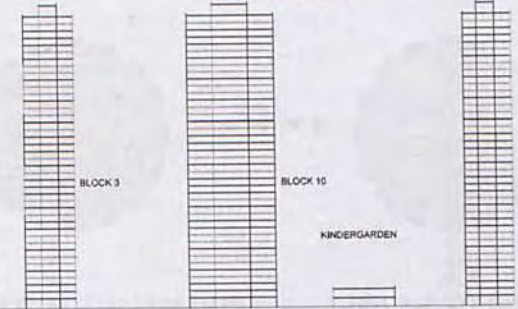
And also maintaining a nice Height-to-width ratios for street visual enclosure, lets street-orientated building along the pedestrian street, make better relationship to the street, the modern planning high-rise planning, make pedestrian have less thing to look at, make them feel more isolated, feel more far away from the destination. A well height-to width ratio can create better visual enclosure, minimum ration is 1:3.



TIN HENG ESTATE



GRANDEUR TERRACE



compare with great street  
( same scale 1:1000 )

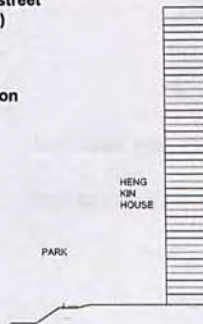
Regent Street, London



La Ramble



TIN HENG ESTATE



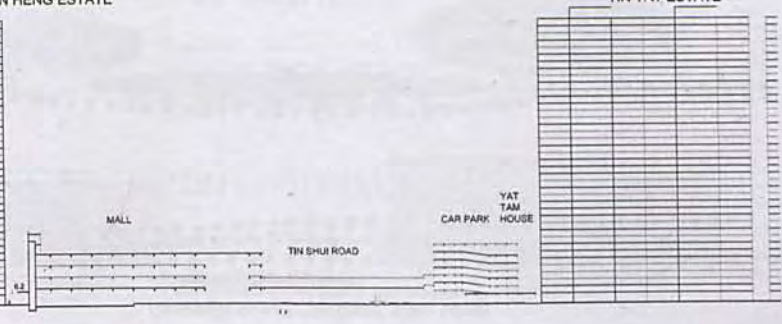
GRANDEUR TERRACE



TIN HENG ESTATE



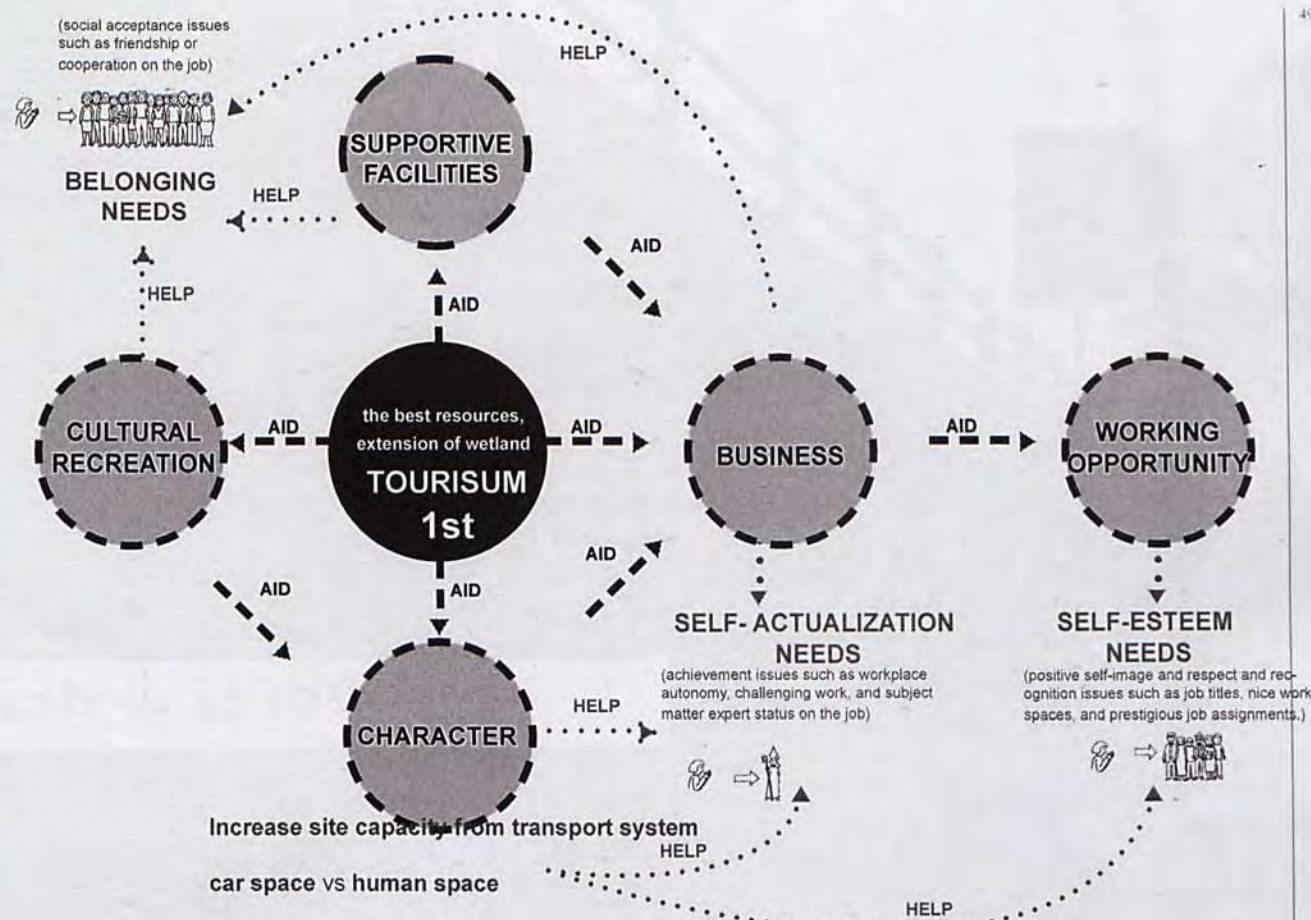
TIN YAT ESTATE



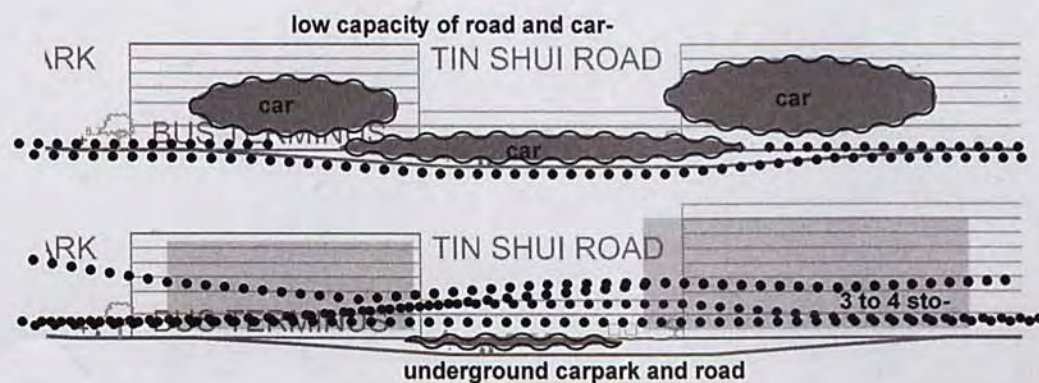


## 5.4 COMPLEMENTARY

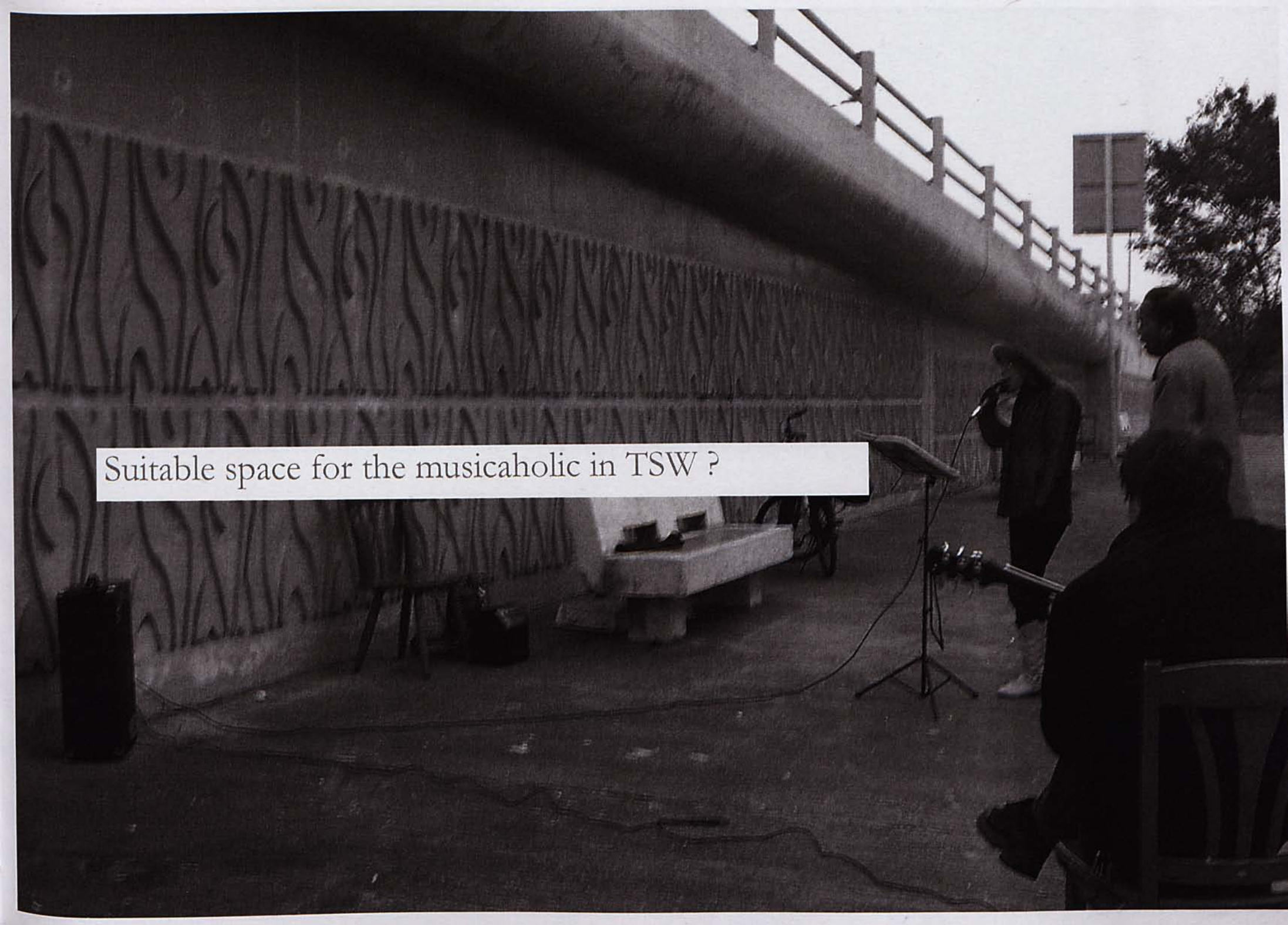
There is a complementary logic within TSW, this rural new town district. The belonging needs within cultural and supporting service program, self-esteem needs within work opportunity program, self-actualization needs within self-business and character program, each of these program aids each others, and it is dominant by tourism business to give a well development.



And also Increase site capacity from transport system, there are too much abundant car park area whose can be recovered to be the human area.







Suitable space for the musicaholic in TSW ?



## PART 6.0 EXPLORATION OF DESIGN STRATEGIES

### 6.1 Study strategies

### 6.2 Consolidation of strategies

Actually, we have the above contemporary systemic analysis, but we know that we should be also use more flexible way to do planning, really back to post-modern strategy, formulating the place of interest for ISW people, even for tourist, from the layer 3 to layer 4.

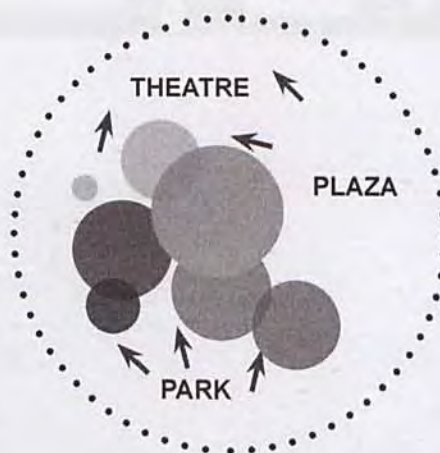


## 6.1 STUDY STRATEGIES

### Study 01

Unify & mix use,  
aggregation of few attractive hub

This strategy would like to create multi- use public destination for community, there are aggregation attractive points in chaotic, such as plaza, square, design place owned by citizen in public area. This strategy can achieve better connectivity and accessibility, and make familiar village environment. But it just the image of nature, not authentic, and it is difficult to organize indoor place to be high transparency.



### Place of interest:

Changable square



Outdoor place for staying



Welcome entrance



Sunken garden with nature light for gathering



Rural living experience





## 6.1 STUDY STRATEGIES

### Study 02

#### Diffusive & retreat, for Accelerating town growth

This strategy would like to create a system of “farming > buying > eating”, break down and extension of existing, making some of farmer market and local economy. According to psychologist Robert Sommer, people enjoy sociable conversations four-and-half time more often at a farmers market than in a supermarket, for example: Union Square Greenmarket in Manhattan, Moore Street Market in NY. This strategy can use the advantage of large amount of immigrant population to be expert farmer and chef, it is very unique. And this can follow the trend of local food system in current year which is more environmental friendly. It is sustainable economy; make a self-support great community but keeping the existing structure may have many constraints.

#### Place of interest:

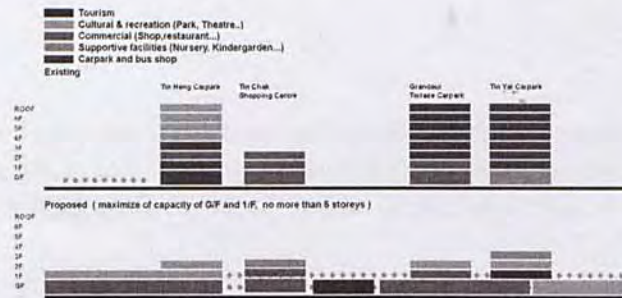
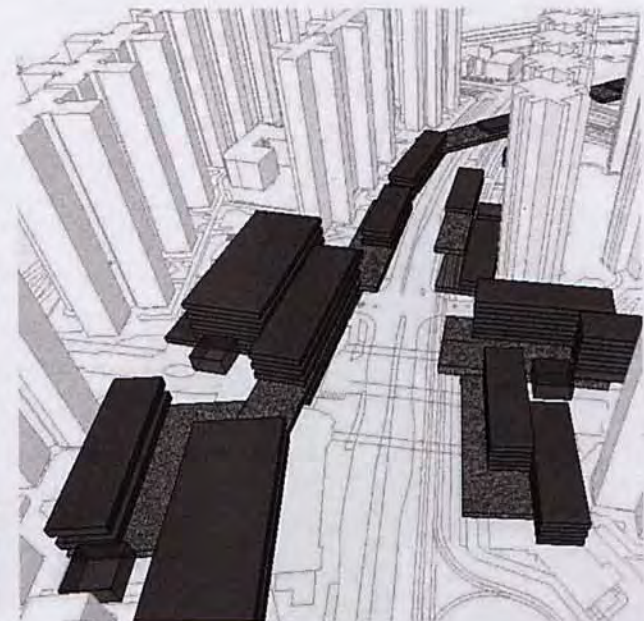
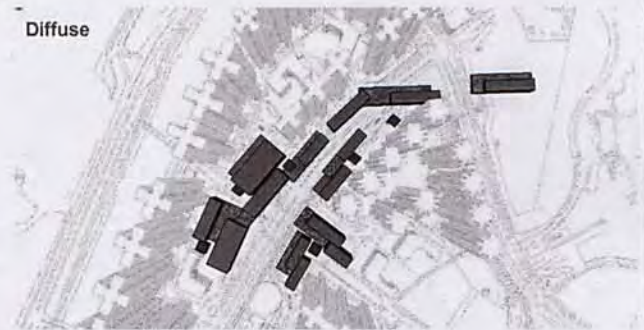
Place of exchange

Local Farmer market

Unique Chinese and  
India restaurant

Local vegetable &  
seafood

Farming experience for  
citizen





## 6.1 STUDY STRATEGIES

### Study 03

Connect to river & wetland,  
create main street bond...

This strategy would like to build a community thought transportation system with a nice street proportion, there is dominant of tunnel, ramp, large piece of open space, link - up with wetland. Making traffic calming, these encourage walking, biking and transit. But there is borrowing element from the nearby advantage, not self support.

1



Ramp, path, corridor



2



Nice Streetscape, feeling humanity and intimate



Outdoor Shopping with tree and decking



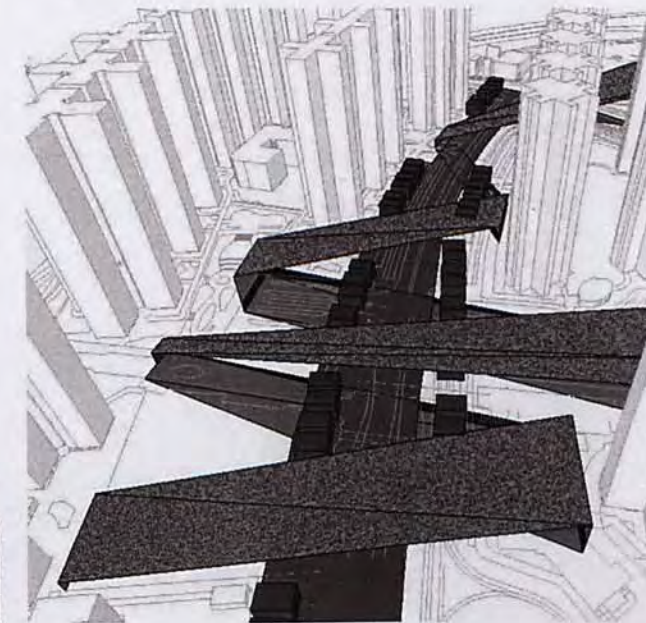
Continuous walking experience



Large green space



High visibility in mutiple



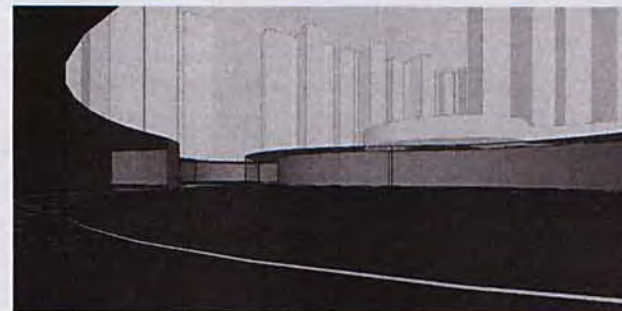


## 6.1 STUDY STRATEGIES

### Study 04

#### Toward an Architecture of Place, iconic architecture

This strategy would like to build an iconic architecture, make a definitive design statement to make an enduring impact. It looks like a work of art, allows for creative uses and opportunities for exploration. This design can be an integral part of making great cities. But there will be poor interaction with local cultural and people, it may not suitable, in the residential district.



#### Place of interest:

Unique building form



Civil place



Trendy spot



Block the highrise



Intergrate with context

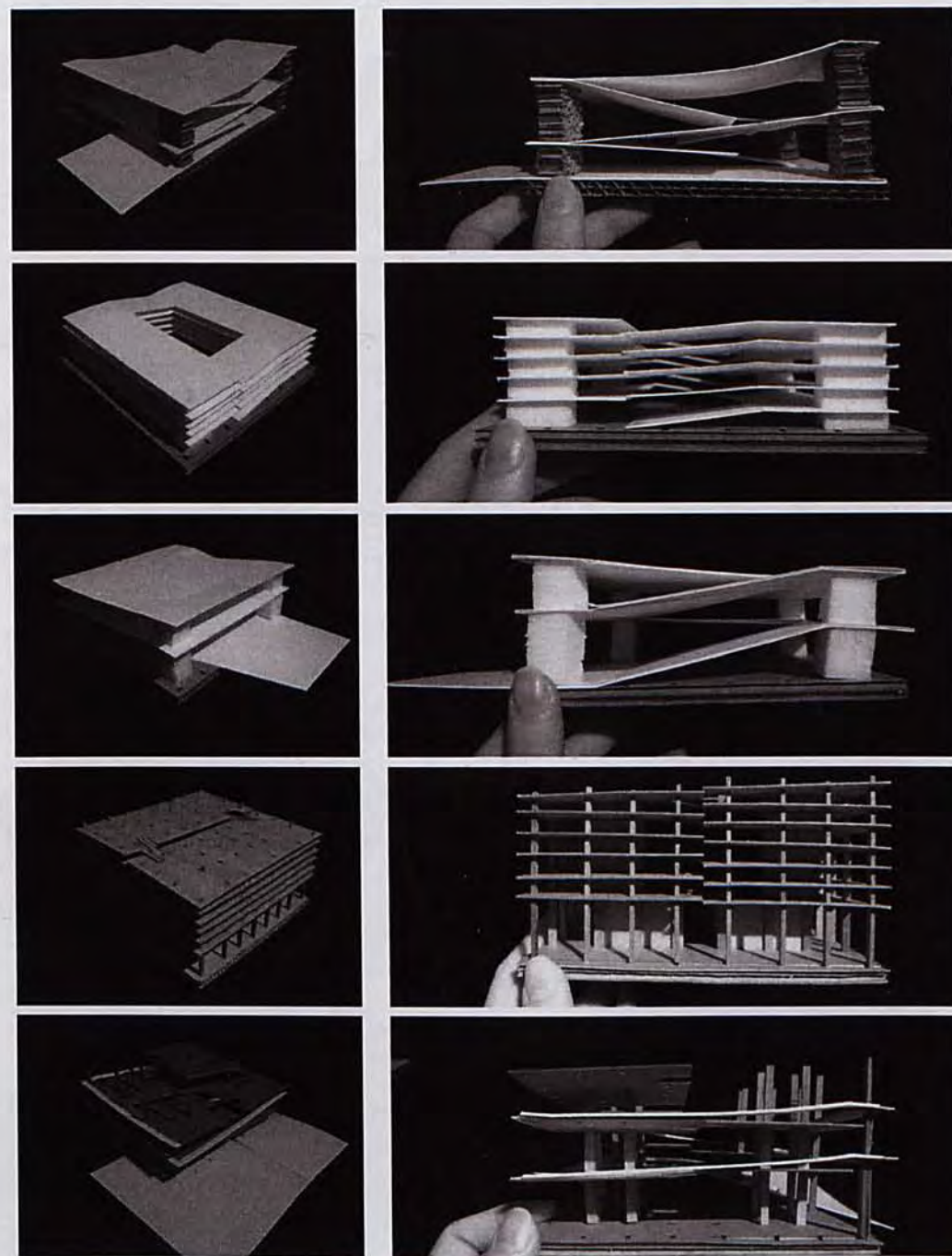




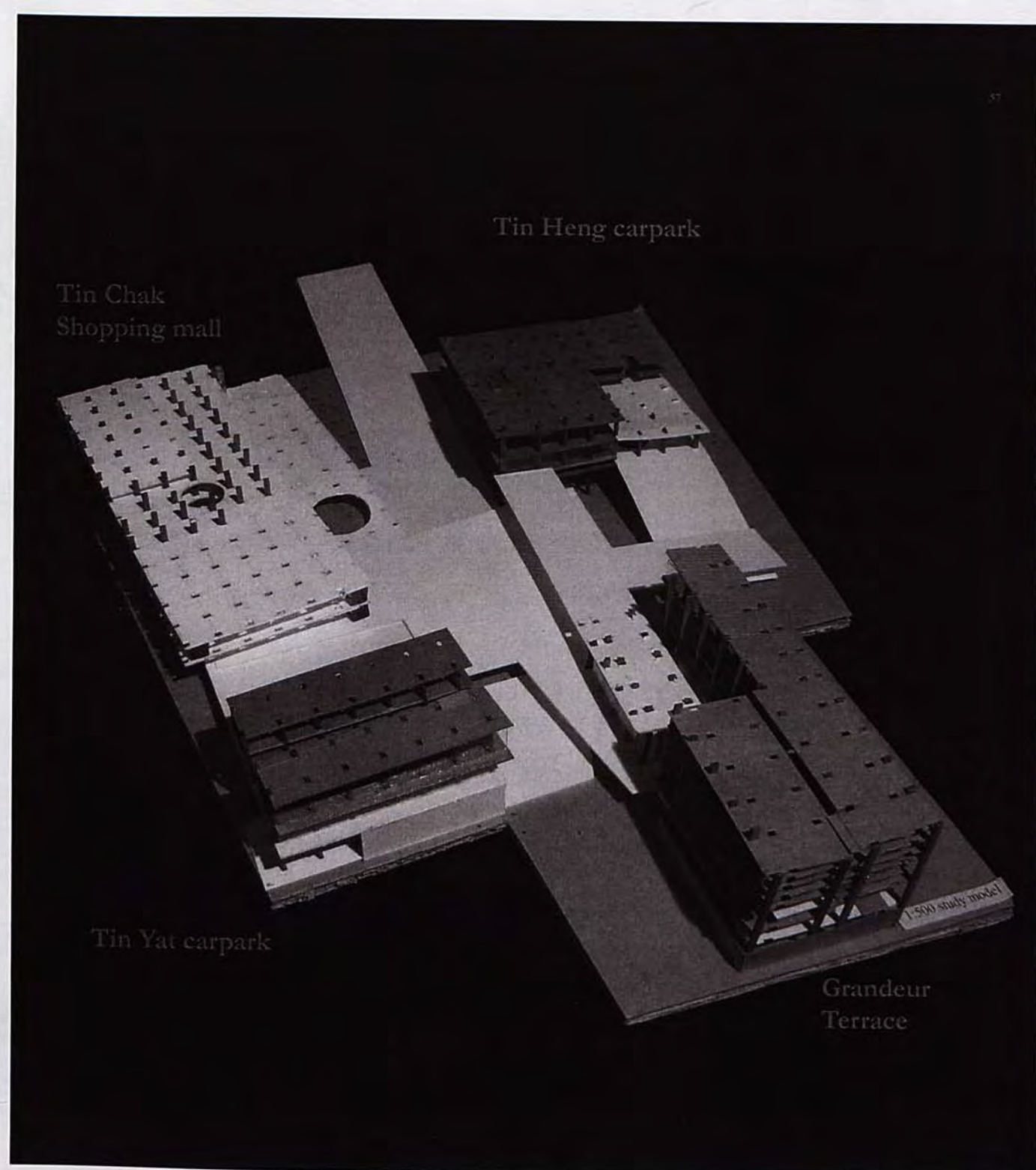
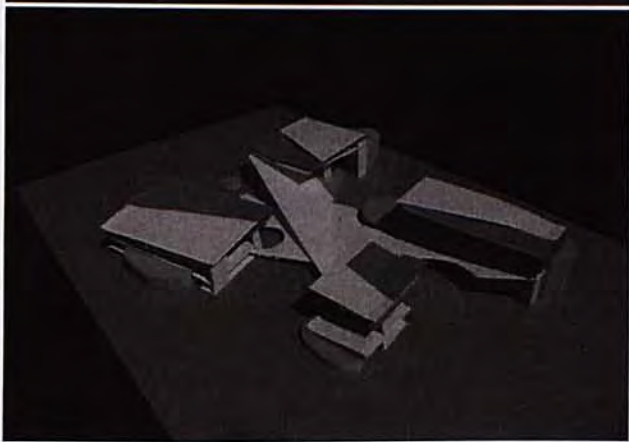
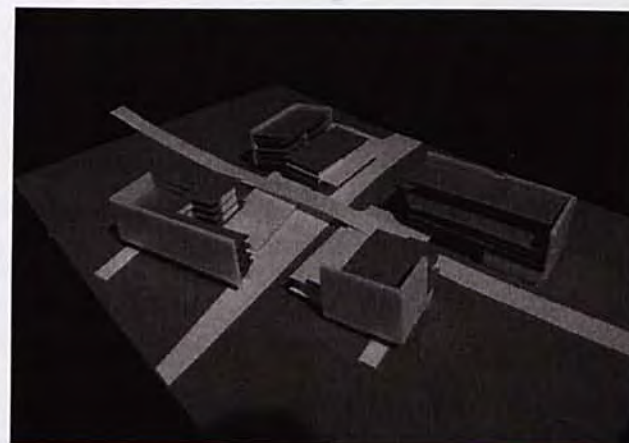
## 6.2 CONSOLIDATION OF STRATEGIES

Both of these strategies have certain level of advantage which can be formulated and integrated to the next stage. The consideration is making great places can't help to create tourist attractions and working opportunity. We should do environment that will be attractive for businesses. This "place" should be sustainable and under growing, creating place-based jobs that strengthen local community also create opportunities for growing of chaotic and livable. And no doubt that humanity is the first priority

**Define main access, human flow, and transfer place with high accessibility**





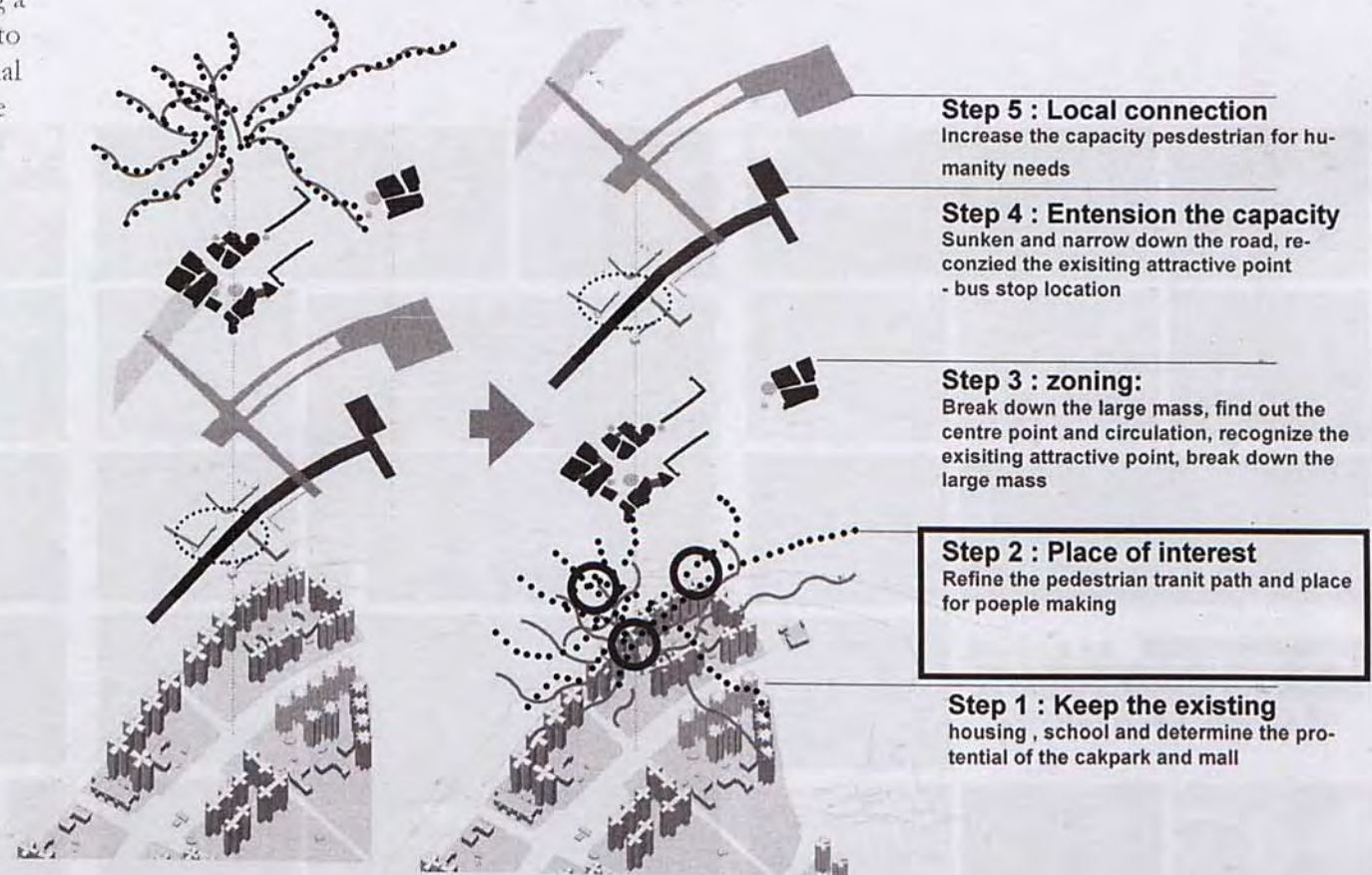




## 6.2 CONSOLIDATION OF STRATEGIES

### Using layer 3 to achieve level 4

Convert the steps of modern planning, planning a place start from human needs by using layer 3 to achieve level 4, Strategies focus to 3-dimensional spacial relationship to achieve humanities space





## 6.2 CONSOLIDATION OF STRATEGIES

There is existing humanity elements, but it is not well-organised, fragmented, not allowed, can be consolidated into three main issues as below:

Street



Cultural and talent



Market





## 6.2 CONSOLIDATION OF STRATEGIES

There is existing humanity elements, but it is  
- not well-organised  
- fragament  
- not allowed

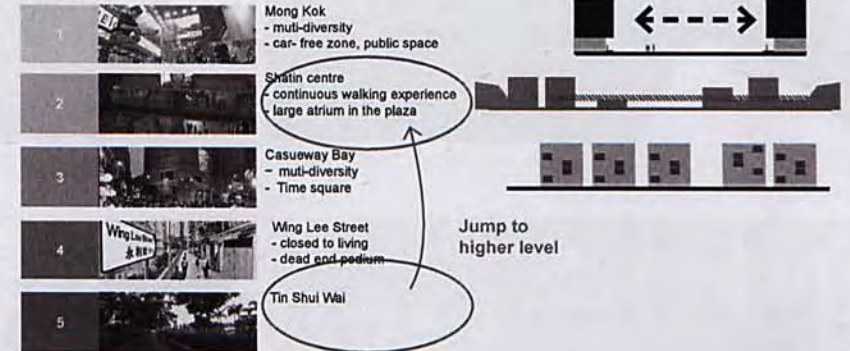


Comparison with other example in Hong Kong  
Level of stability & flexibility

1	Free	
2		
3	Controlled in certain level	
4		
5	Restricted	

Comparison with other example in Hong Kong  
Level of stability & flexibility

### Street



### Market

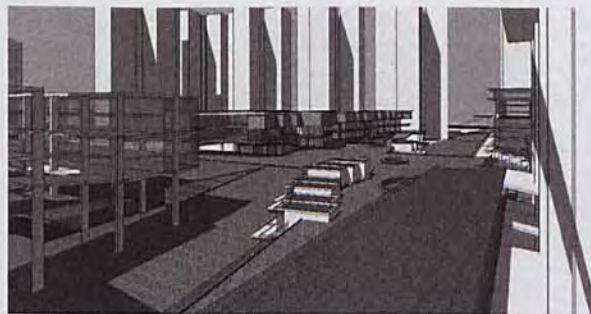


### Cultural and talent





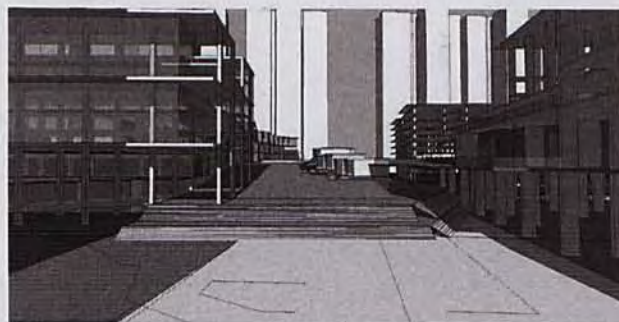
## 6.2 CONSOLIDATION OF STRATEGIES



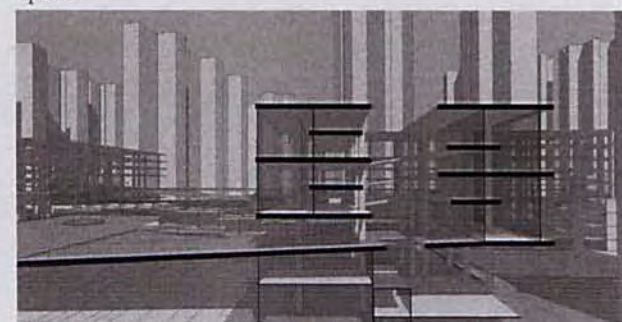
- more outdoor place, close to the ground level



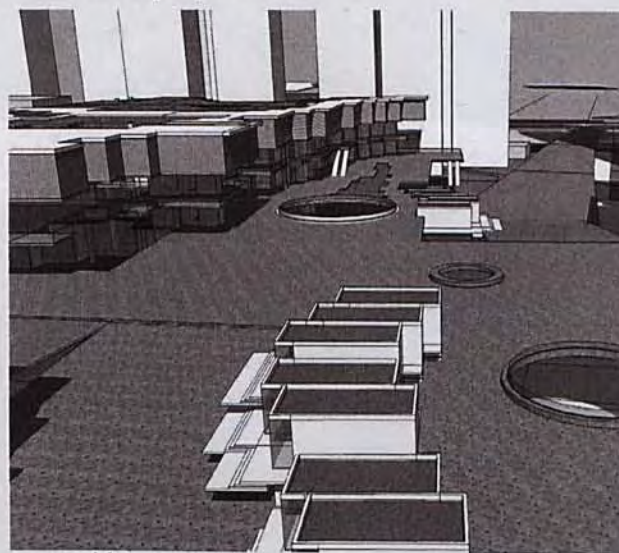
- double volume, more integrated with the centre space



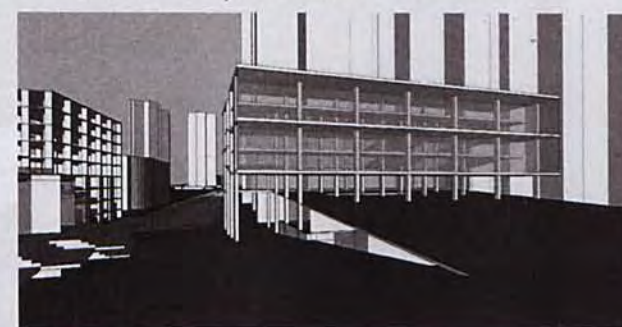
- well street proportion



- common courtyard connect to 1F and GF



- two side street,  
high to wide for the visual enclosure



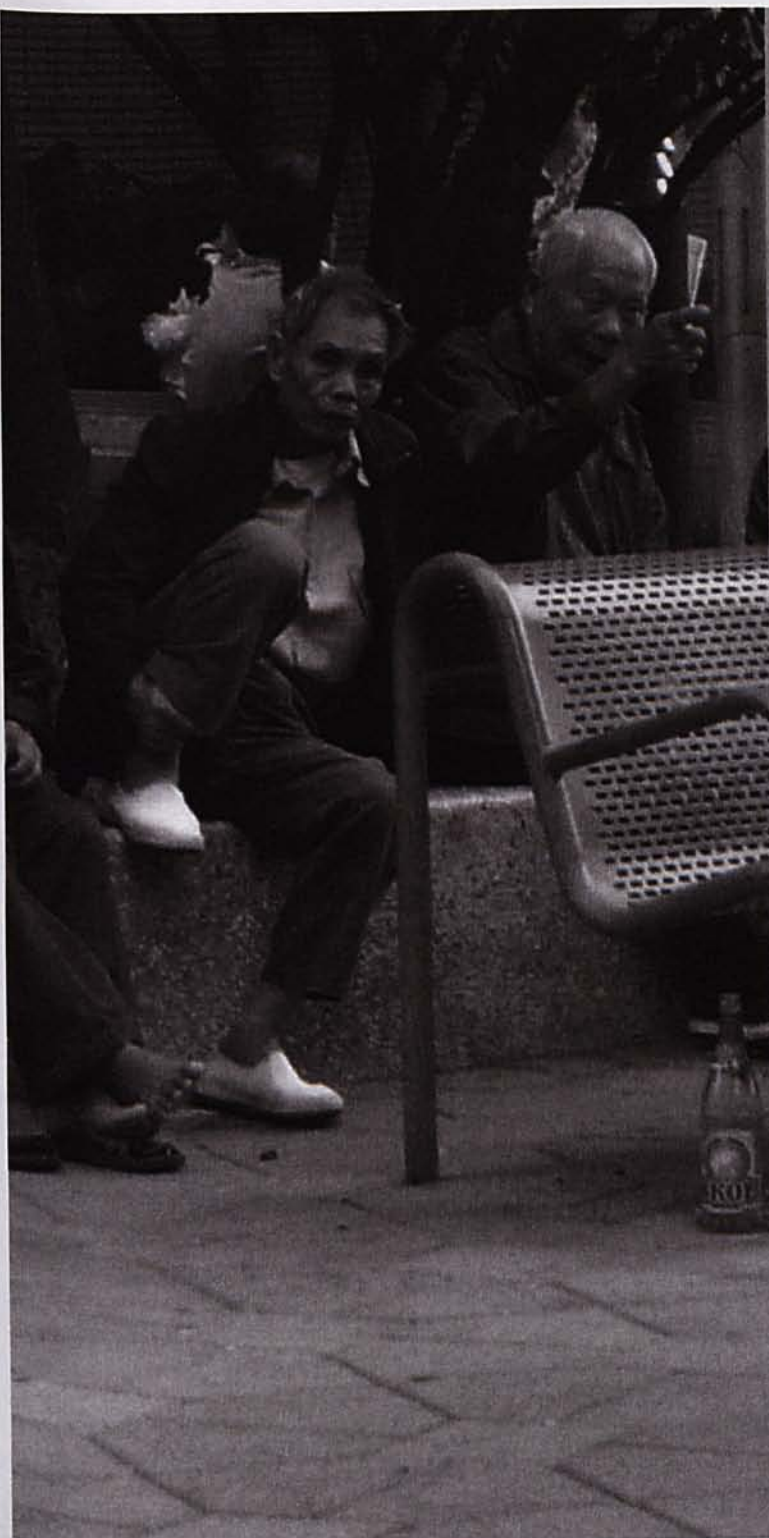
- direct path to upper level  
- plaza in centre  
block the view of high dense housing



A black and white photograph showing a group of people sitting on a low, dark wall or ledge. They are positioned in a row, facing away from the camera towards a dense background of trees and foliage. The foreground is filled with a thick, dark mass of plants, possibly a garden bed or a field of weeds. The lighting is somewhat dim, creating a moody atmosphere. A white rectangular box with black text is overlaid on the lower left portion of the image.

Suitable edge condition for the human needs ?





## PART 7.0 SPECIAL STUDY

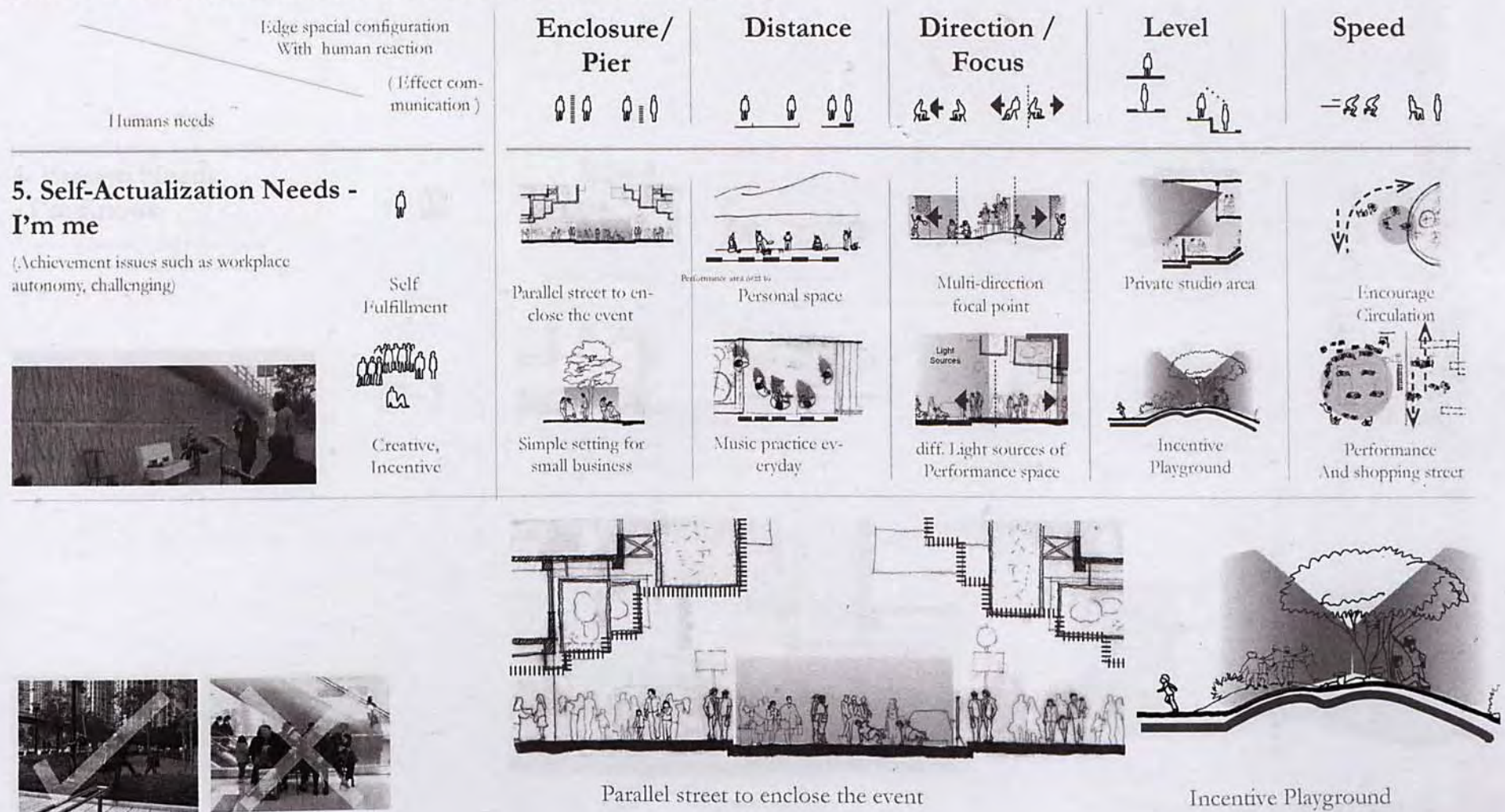
### 7.1 Edge spatial configuration of urban public space

Rather than basic human scale, that is subtle edge condition in public space, observed in Hong Kong, especially in Tin Shui Wai. We are going to analysis these subtle edge conditions by "edge spatial configuration with human reaction" and "human needs". "Edge spatial configuration with human reaction" means the elements of human effective communication. According to Jan Gehl, *Life between buildings*, the elements of effective communication are: enclosure, distance, direction, level and speed. "human needs" means the Self-Actualization Needs, Esteem Needs, "Belongingness" Needs, security Needs, physiological Needs, according the Maslow's Hierarchy of Needs. A well planned space for human can encourage and fulfill the human high level of human needs, the Self-Actualization Need and the Esteem Needs, even the self-actualization needs. For example the Mongkong walk able pedestrian provide a high level of autonomy and flexibility for street performance, help them fulfill achievement issues such as workplace autonomy, challenging.

### 7.2 Human activities




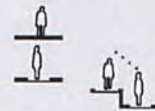
















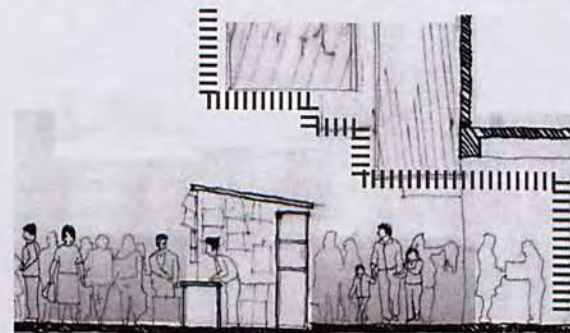
## 7.1 SPECIAL STUDY: EDGE SPATIAL CONFIGURATION OF URBAN PUBLIC SPACE



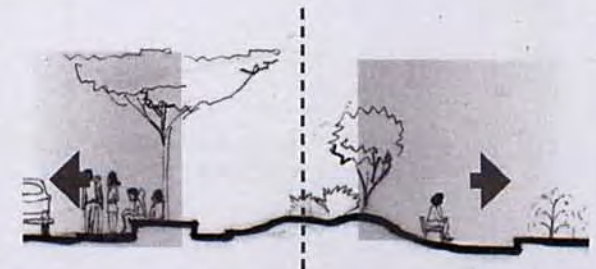


## 7.1 SPECIAL STUDY: EDGE SPATIAL CONFIGURATION OF URBAN PUBLIC SPACE

<p>Edge spatial configuration With human reaction</p> <p>(Effect communication)</p> <p>Humans needs</p>	<p>Enclosure/ Pier</p> 	<p>Distance</p> 	<p>Direction / Focus</p> 	<p>Level</p> 	<p>Speed</p> 
<p><b>4. Esteem Needs</b> <b>- I'm Known</b></p> <p>(Positive self-image and respect and recognition issues such as job titles, nice work.)</p>  <p>Respect to Other</p>  <p>Be recognized</p> 	<p>Soften boundary</p>  <p>Furniture encourage self-motivative</p> 	<p>Safety distance for appreciate</p>  <p>More diversity and interesting path</p> 	<p>Separation of loud and calm place</p>  <p>See and to be seen, Supportive chair</p> 	<p>Recognize the cheesier</p>  <p>Encourage people to look up</p> 	<p>Cheesier are recognized</p>  <p>Most fast and Direct path</p> 






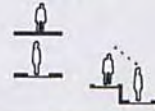














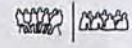

Soften boundary



Separation of loud and calm place



## 7.1 SPECIAL STUDY: EDGE SPATIAL CONFIGURATION OF URBAN PUBLIC SPACE

<p>Edge spacial configuration With human reaction (Effect communication)</p> <p>Humans needs</p>	<p><b>Enclosure/ Pier</b></p> 	<p><b>Distance</b></p> 	<p><b>Direction / Focus</b></p> 	<p><b>Level</b></p> 	<p><b>Speed</b></p> 
<p><b>3. "Belongingness" Needs</b> <b>I am part of a group !</b></p> <p>(social acceptance issues such as friendship or cooperation on the job))</p> 	 <p>Planters with long bench provide more personal space</p>  <p>Stools for staying</p>	  <p>hinden space, more personal space</p>	  <p>Staying around</p>	 <p>Self-belonging and</p>  <p>Steps - encourage</p>	 <p>Privately own public space</p>  <p>Short group gathering</p>
<p><b>2. Security Needs</b></p> <p>(stable physical and emotional environment issues such as benefits, pension, safe work environment, and fair work practices)</p> <p><b>1. Physiological Needs</b></p> <p>(basic issues of survival such as salary and stable employment)</p>	 <p>Boundary effect More semi-open and encosure place. People would like to stay longer time</p>	 <p>Steeper slope with resting place Shorter the distance</p>	 <p>Basic sitting chair</p>	 <p>Accept gentle slope, not more than 5-10%, better than terrace</p>	<p>Walking path (within 400-500m)</p>



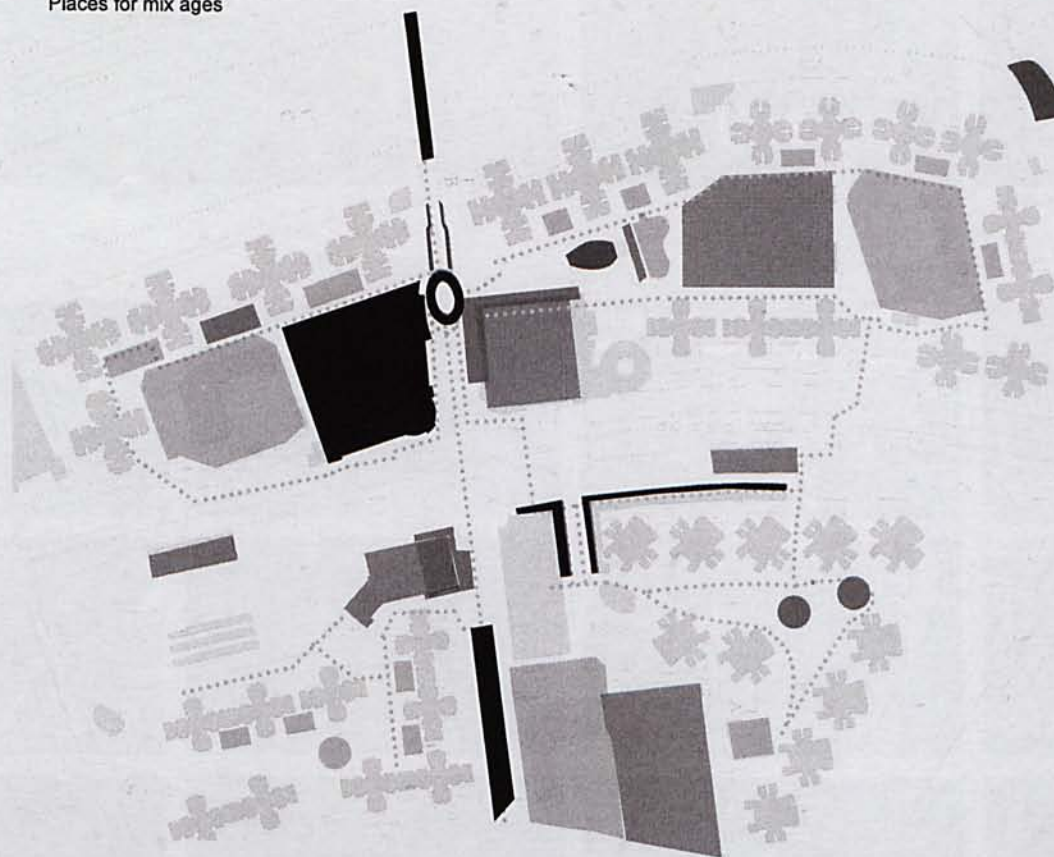
## 7.2 HUMAN ACTIVITIES

There is existing humanity elements, but it is

- not well-organised
- fragamend
- not allowed

Spacial order for diifferent group of people

Places for mix ages



all





## Characters in TSW

Mr So  
20 years old  
student

satisfy to TSW



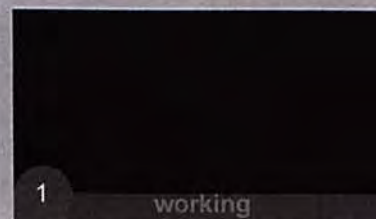
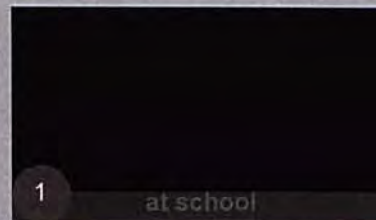
## Places

06:00 am

12:00 noon

18:00 pm

24:00 midnight





## Places for teenagers

## Characteristics of teenagers :



1 willing to study



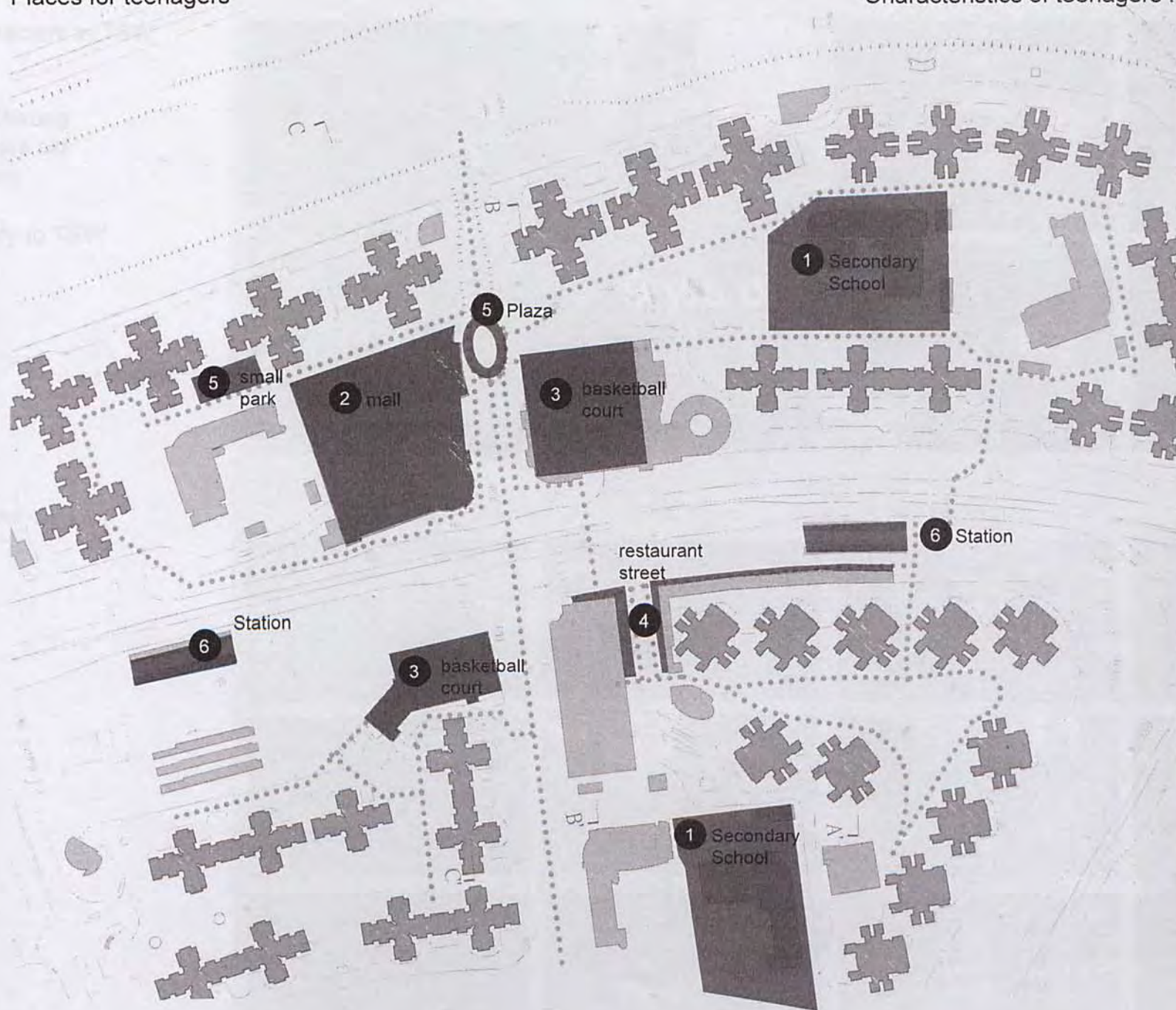
3 would like to occupy the space



1 willing to buy



5 gathering in more hidden space





## Characters in TSW

Mr Cheung  
9 years old  
retired

satisfy to TSW



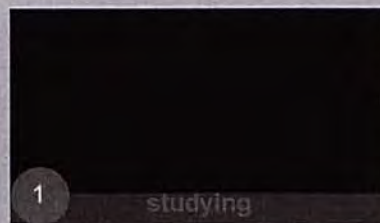
## Places

06:00 am

12:00 noon

18:00 pm

24:00 midnight





## Places of children :

## Characteristics of children :



creative



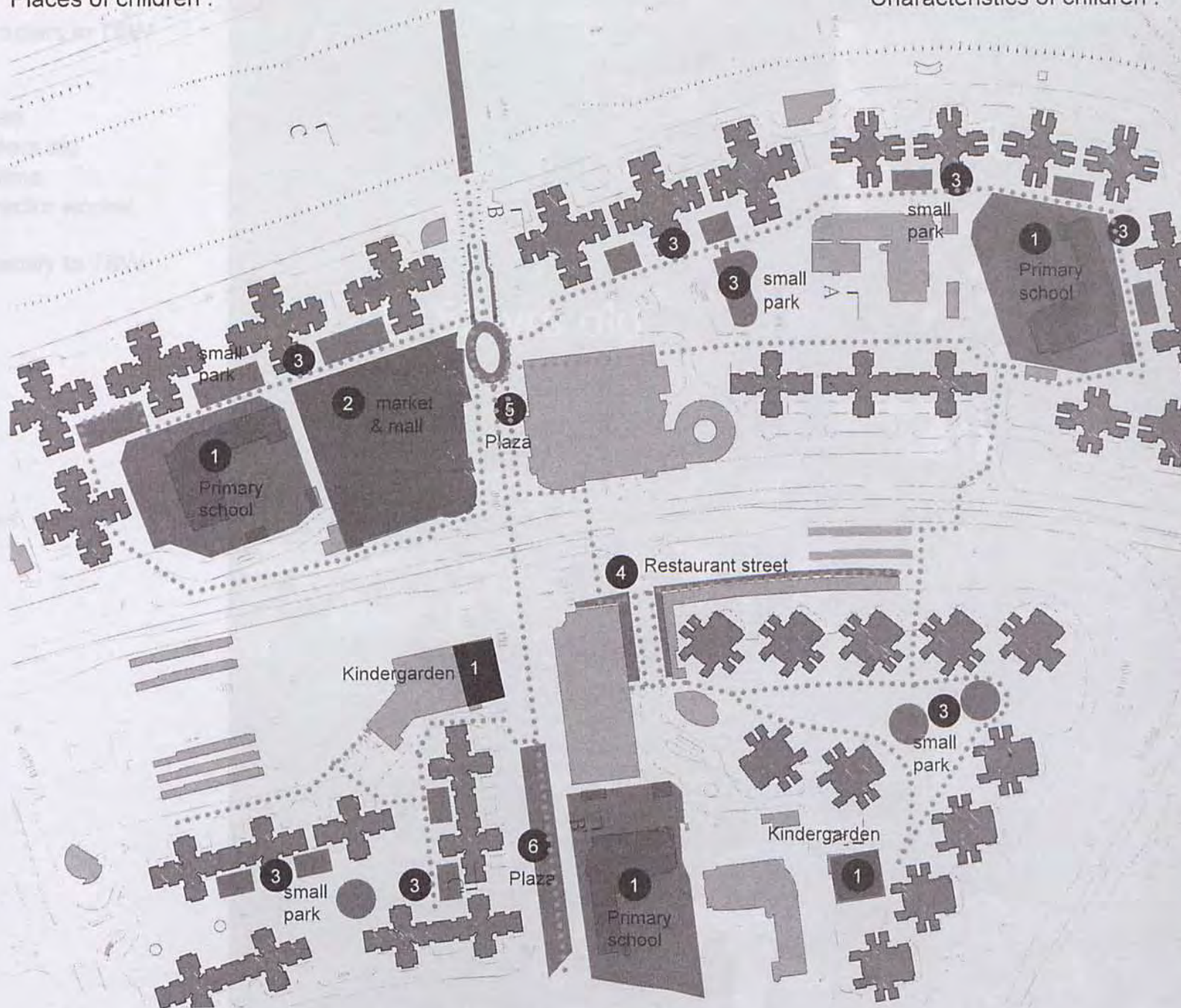
playing on the grass



seeking for different way



like cycling on square





## Characters in TSW

Mr Lee  
45 years old  
part-time  
contractor worker

not satisfy to TSW



生 52 yrs old



## Places

06:00 am

12:00 noon

18:00 pm

24:00 midnight



morning market



working



gathering under bridge



drinking



exercise in park



shopping



fishing



sleep



bring children to school



eating outdoor



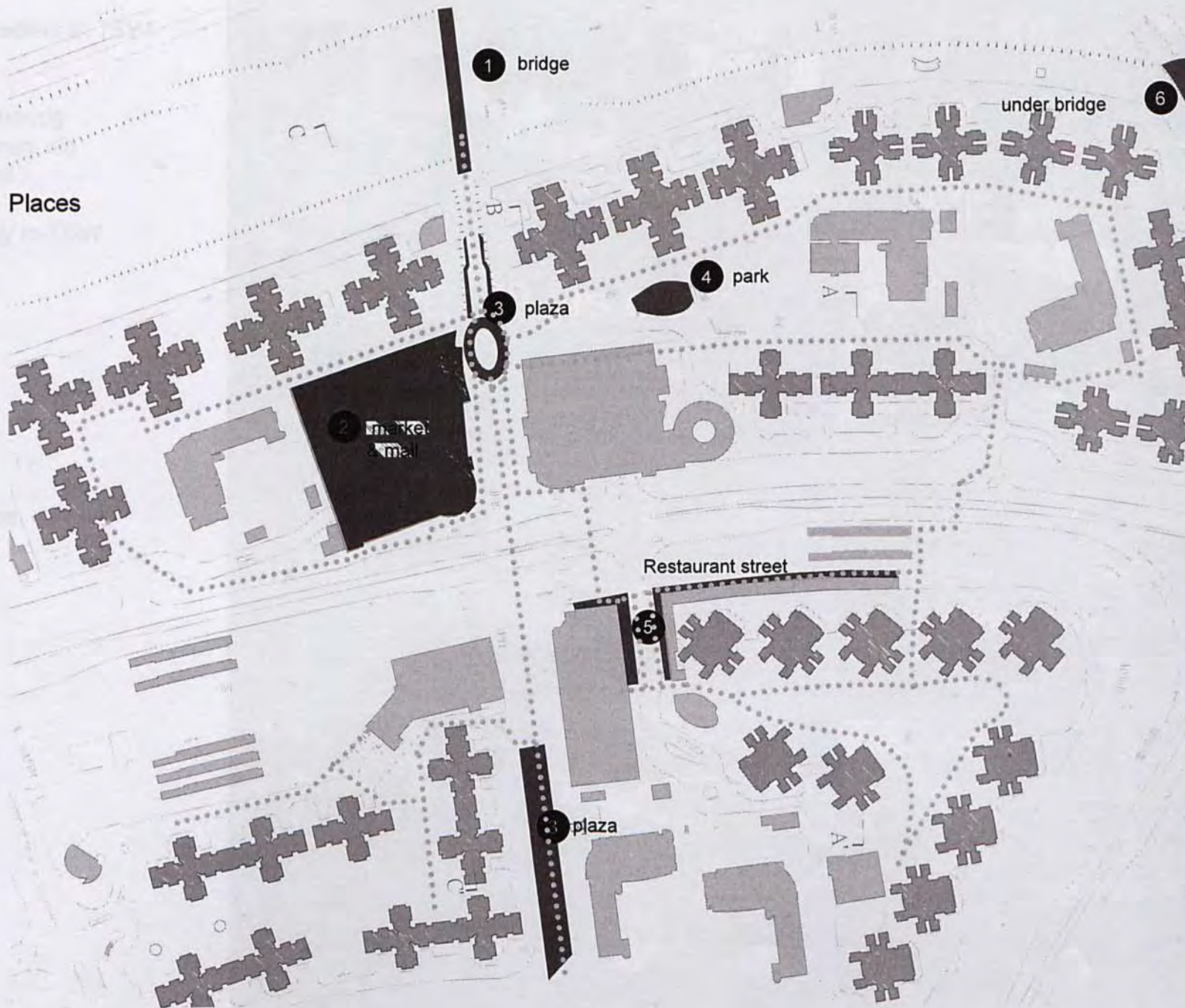
playing chess



gathering in park



# Places



group under cover



morning exercise



see and to be seen



working opportunity



## Characters in TSW

Mr Cheung  
72 years old  
retired

satisfy to TSW



## Places

06:00 am

12:00 noon

18:00 pm

24:00 midnight





# Places



wake up early



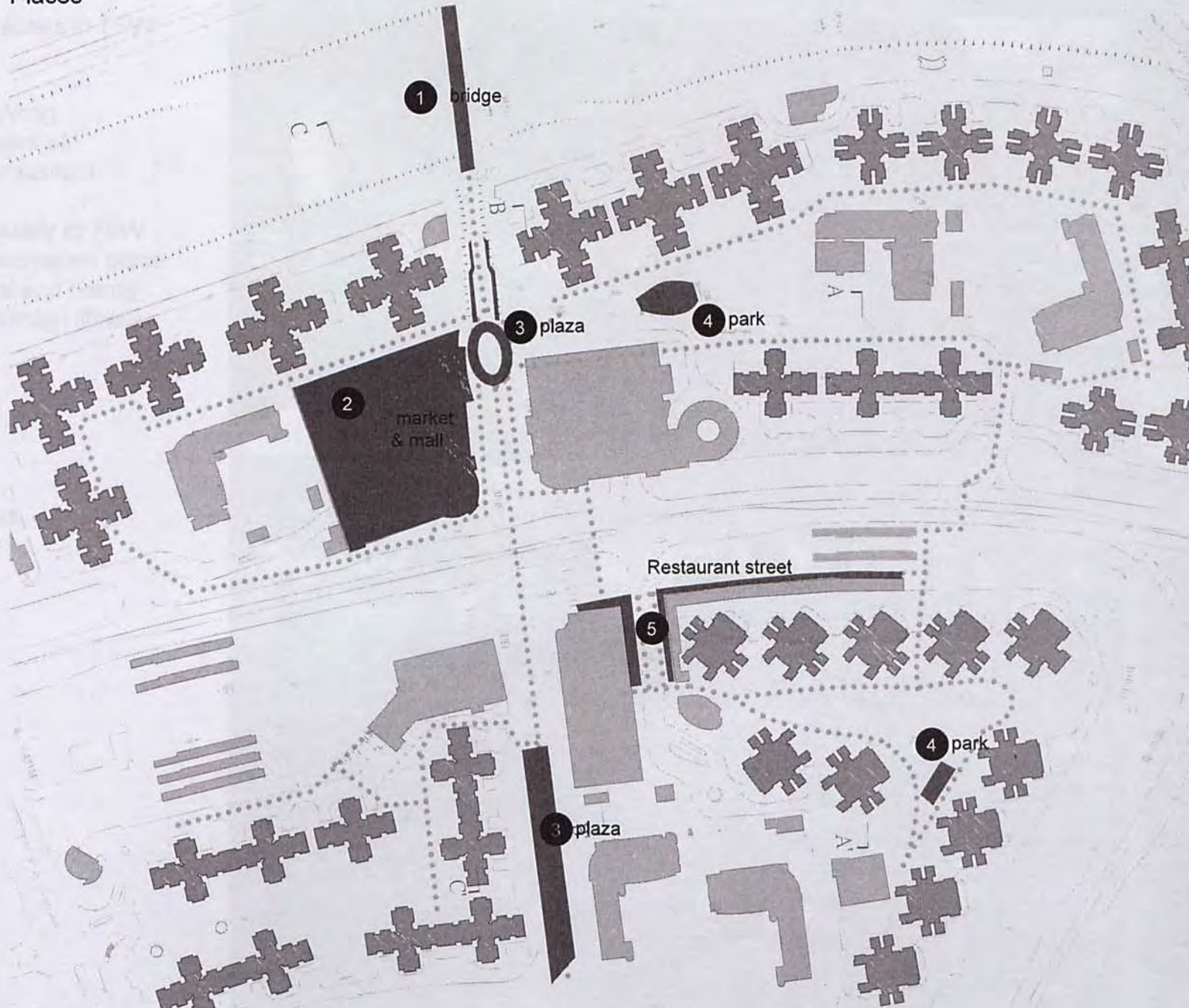
morning exercise



like sitting in people



relaxing interest

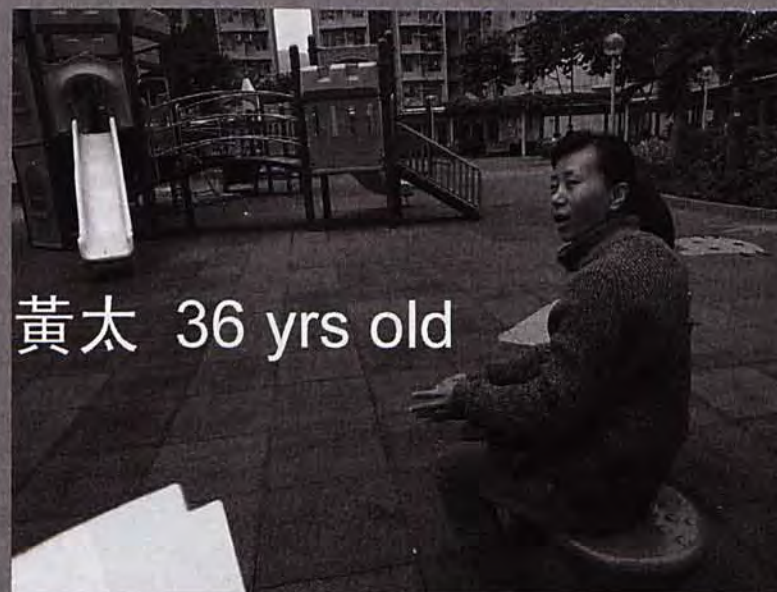




## Characters in TSW

Mrs Wong  
36 years old  
office assistant

not satisfy to TSW  
few recreation place  
typical and boring  
not enough library



## Places

06:00 am

12:00 noon

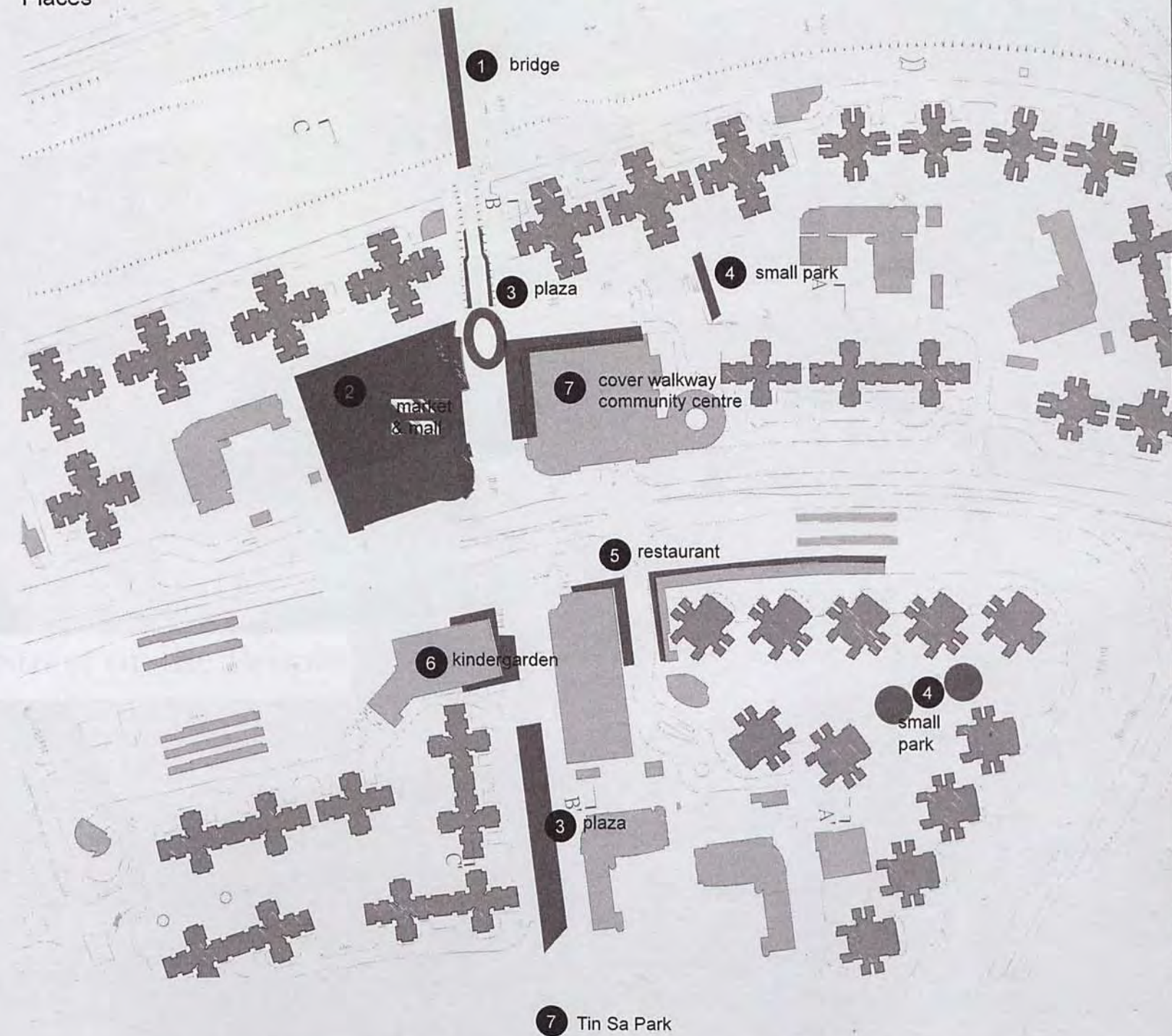
18:00 pm

24:00 midnight





# Places



need to take care children



need community support



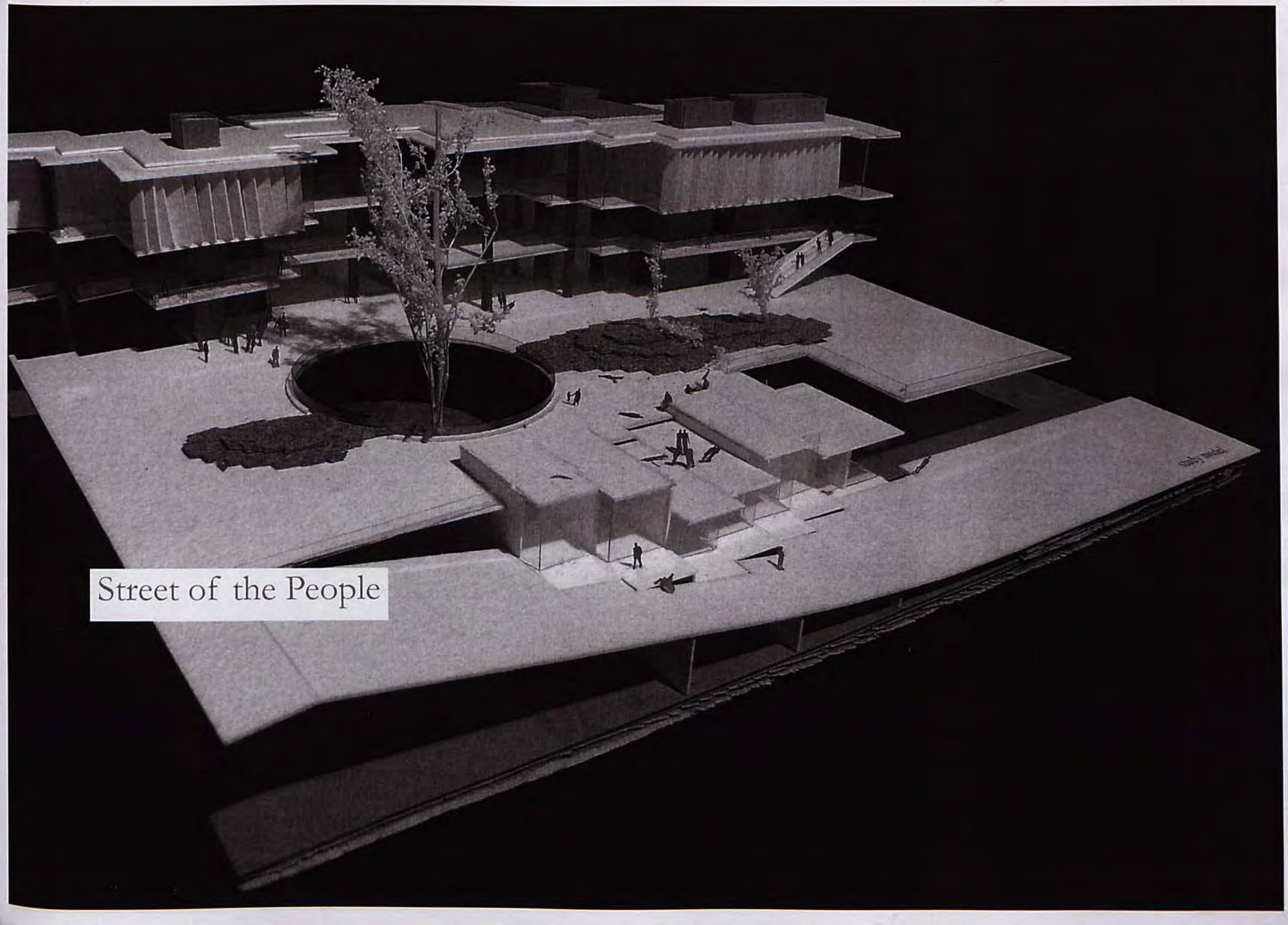
Chinese immigrant



working opportunity

7 Tin Sa Park

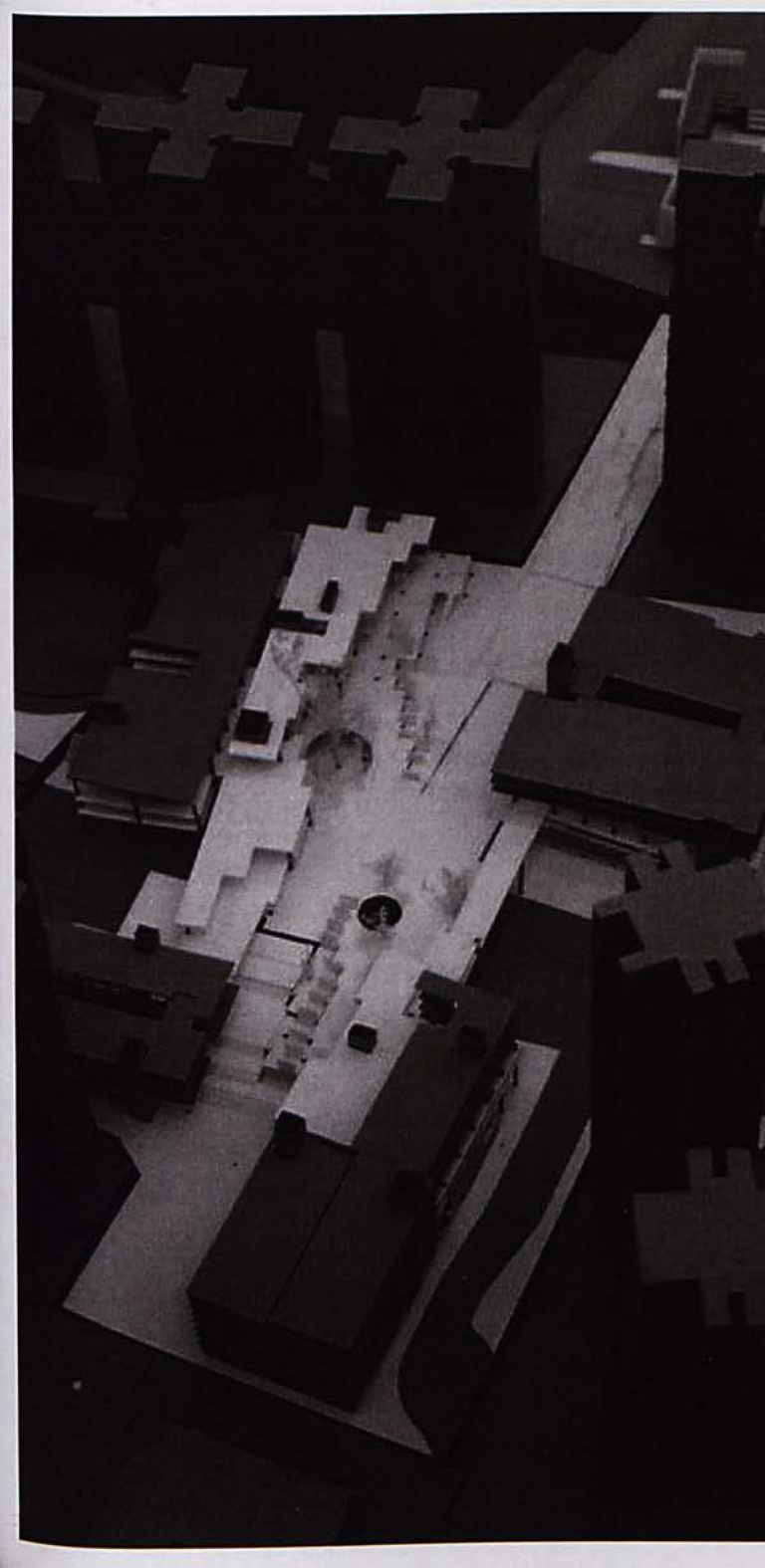




This is a black and white photograph of a detailed architectural model. The model depicts a large, multi-story building complex with a stepped, terraced design. A central courtyard features a circular pond, a large tree, and several smaller trees. A wide, paved walkway or plaza runs along the front of the building, with a few small figures of people placed on it to provide a sense of scale. The building's facade is composed of various rectangular blocks and cantilevered sections. The overall impression is one of a modern, urban environment designed for public use.

Street of the People





## PART 8.0 PROPOSED SCHEME

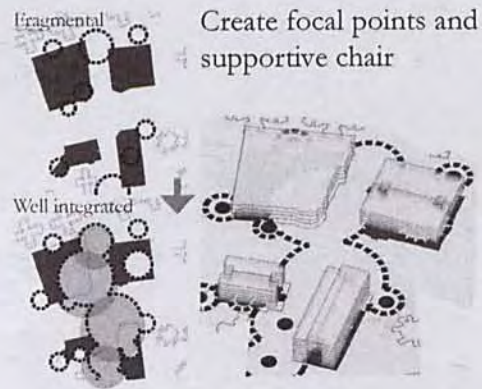
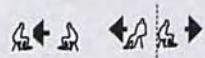
- 8.1 Generation of the street
- 8.2 Street of the people
  - Top view
- 8.3 Space for the people
  - Floor plan
- 8.4 Live by the people
  - Section of the street
  - Life in Tin Shui Wai
- 8.5 Model



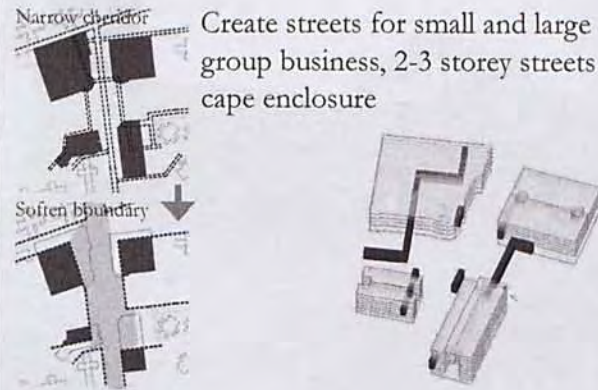
## 8.1 GENERATION OF THE STREET

The street of Tin Shui Wai People can be generated from existing insufficient spatial condition, base on the "Edge spatial configuration with human reaction".

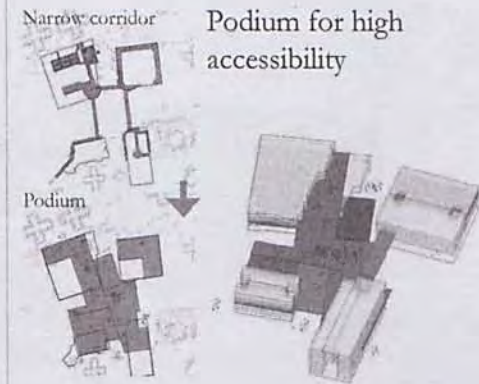
### Direction / Focus



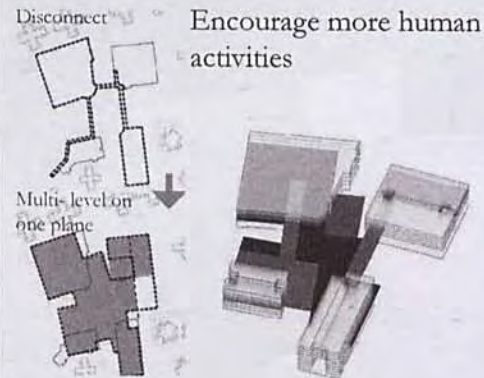
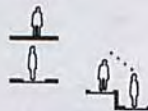
### Enclosure/ Pier



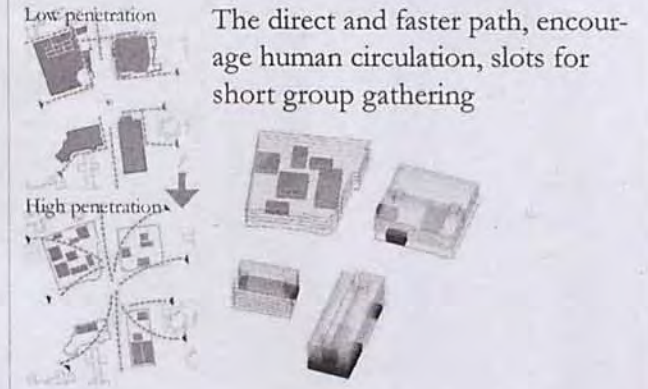
### Distance



### Level

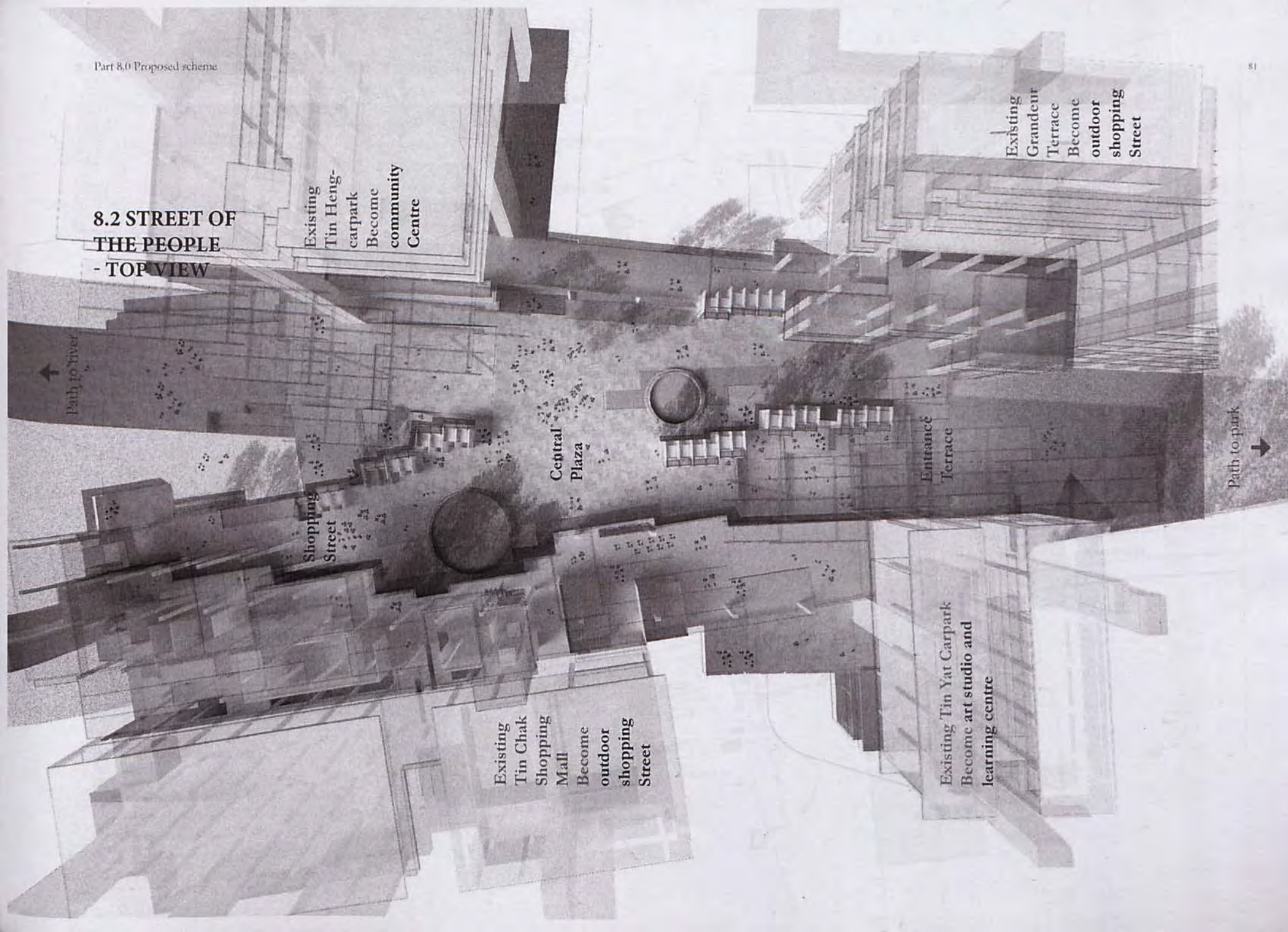


### Speed





## 8.2 STREET OF THE PEOPLE - TOP VIEW



Existing  
Tin Heng-  
carpark  
Become  
community  
Centre

Existing  
Grandeur  
Terrace  
Become  
outdoor  
shopping  
Street

Central  
Plaza

Entrance  
Terrace

Shopping  
Street

Existing  
Tin Chak  
Shopping  
Mall  
Become  
outdoor  
shopping  
Street

Existing Tin Yat Carpark  
Become art studio and  
learning centre

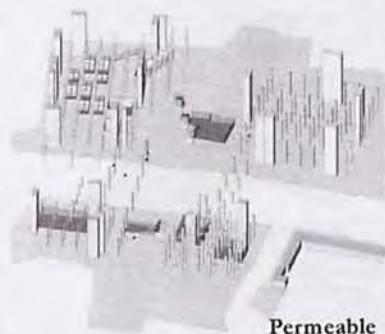
Path to river  
→

→  
Path to park



## 8.3 SPACE FOR THE PEOPLE - FLOOR PLAN

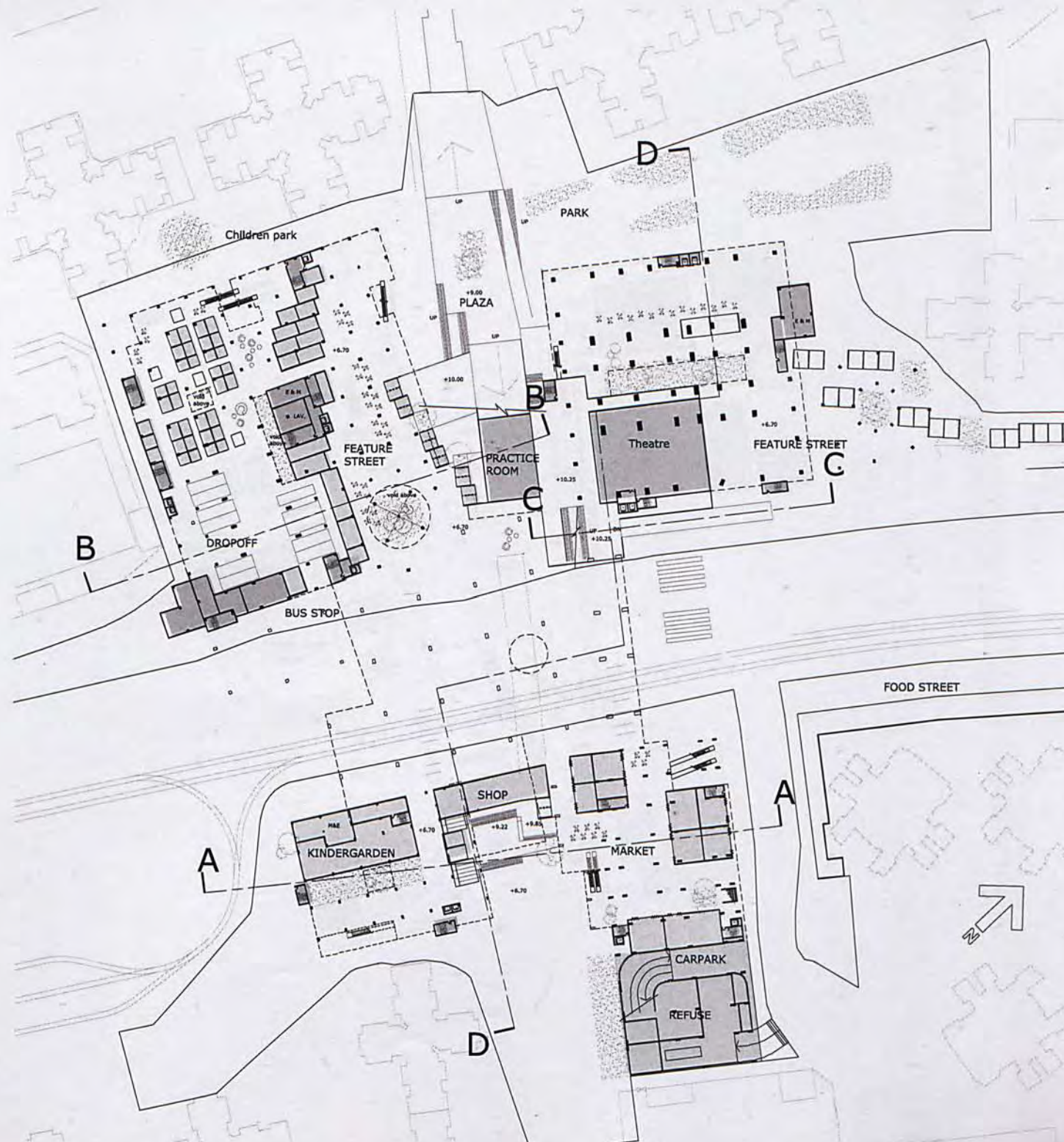
Program for community needs,  
Space for community



**Permeable  
ground**  
Permeable circulation,  
market on ground

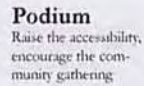
- Shops and market
- Recreation and community
- Cultural
- Service
- Carpark

**GF**





Program for community needs,  
Space for community



- 1F



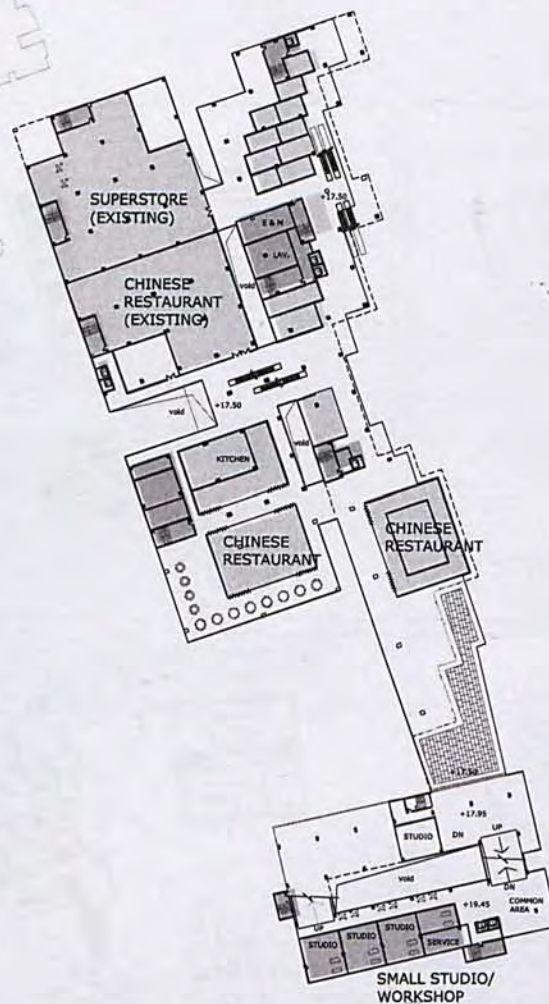
## 8.3 SPACE FOR THE PEOPLE - FLOOR PLAN

Program for community needs,  
Space for community



- Shops and market
- Recreation and community
- Cultural
- Service
- Carpark

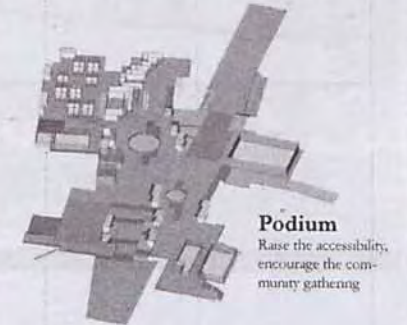
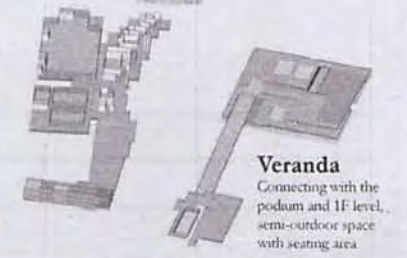
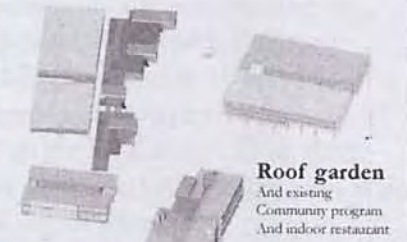
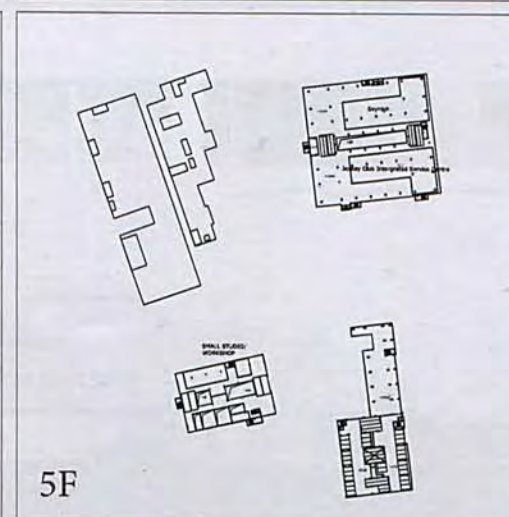
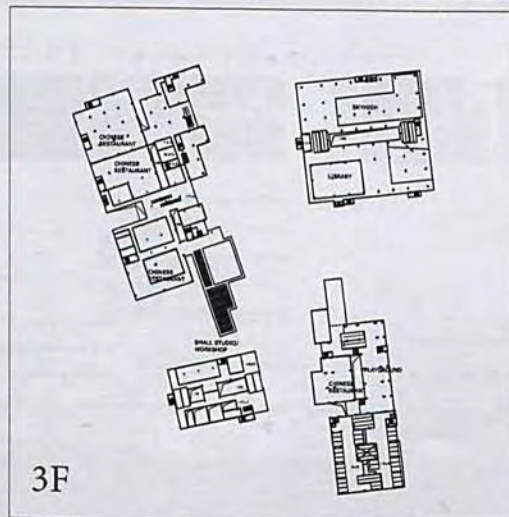
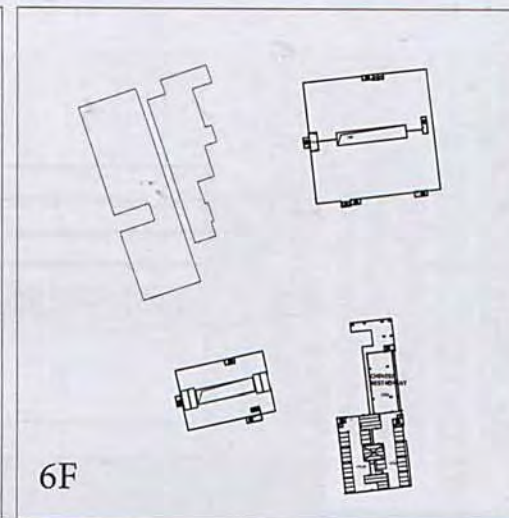
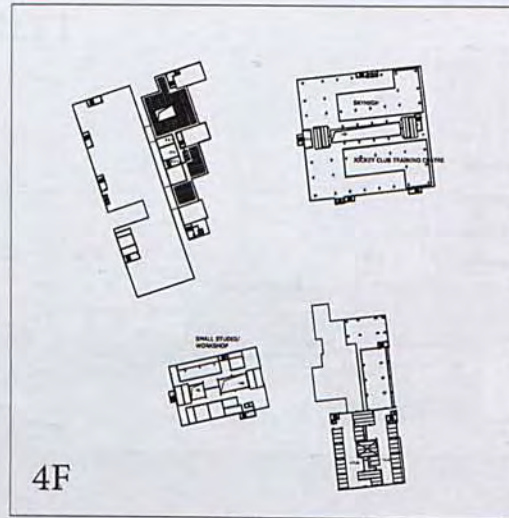
2F





## 8.3 SPACE FOR THE PEOPLE - FLOOR PLAN

Program for community needs,  
Space for community

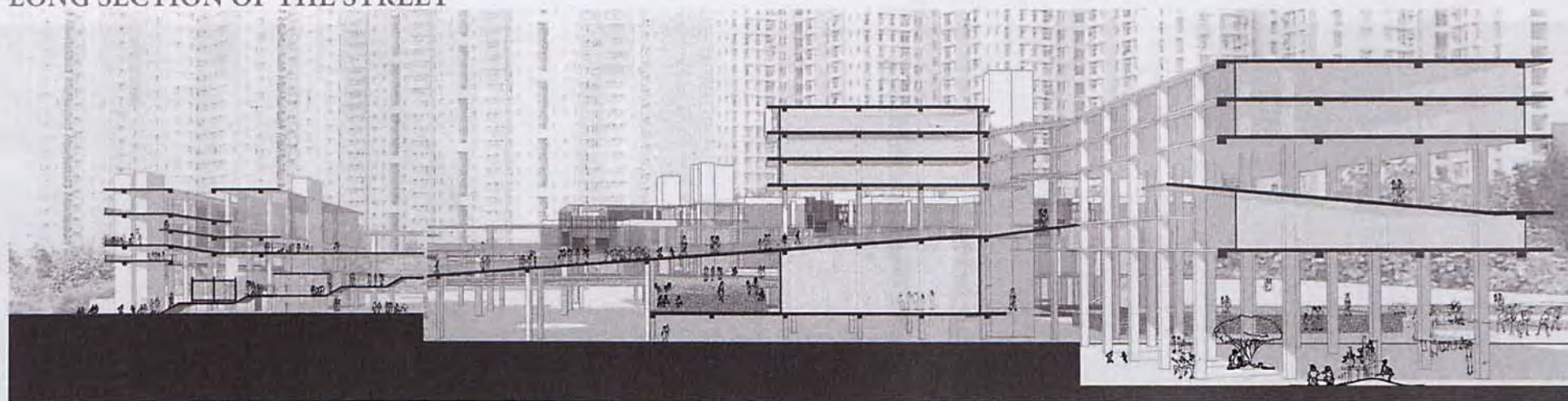




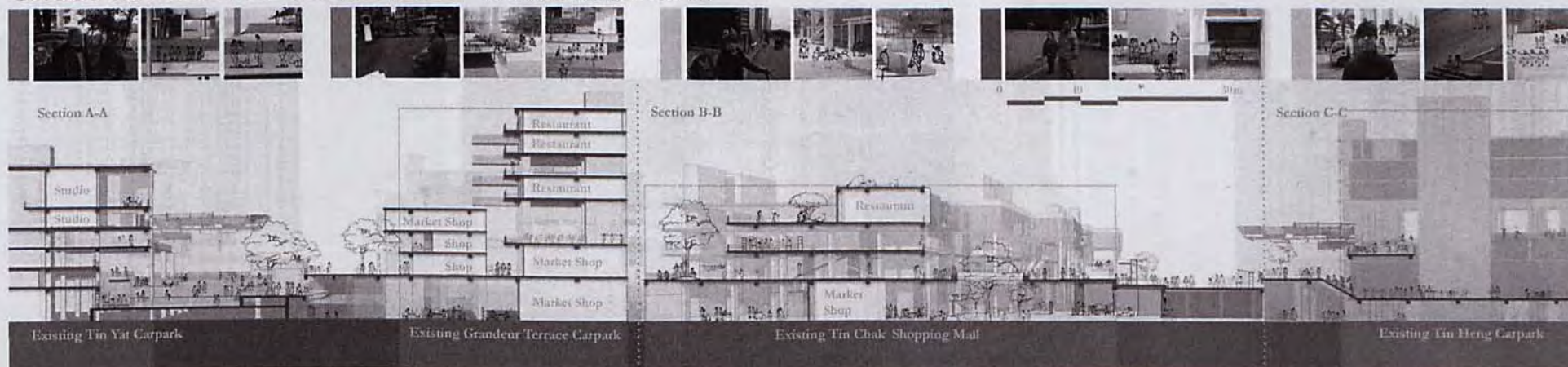
This proposed scheme not only post-making the great avenue for a period, it also provide the opportunities for sustainable growing of real Tin Shui Wai, , fulfill their human needs in a suitable way, let TSW people build up the local character by themselves, make a more vivid and brilliant Tin Shui Wai, remove the sign of city of sadness.

## 8.4 LIVE BY THE PEOPLE - SECTION OF THE STREET

### LONG SECTION OF THE STREET



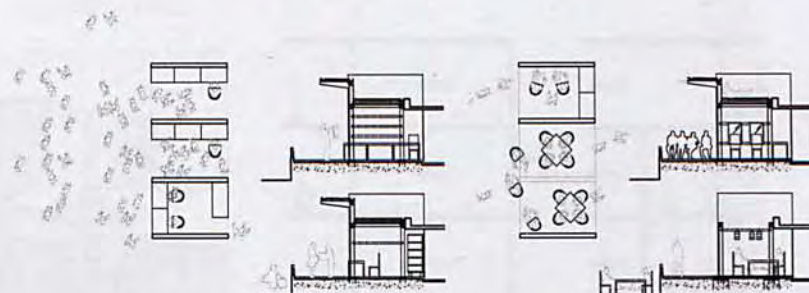
### CROSS SECTION OF THE STREET (New proposed design in green color slab)





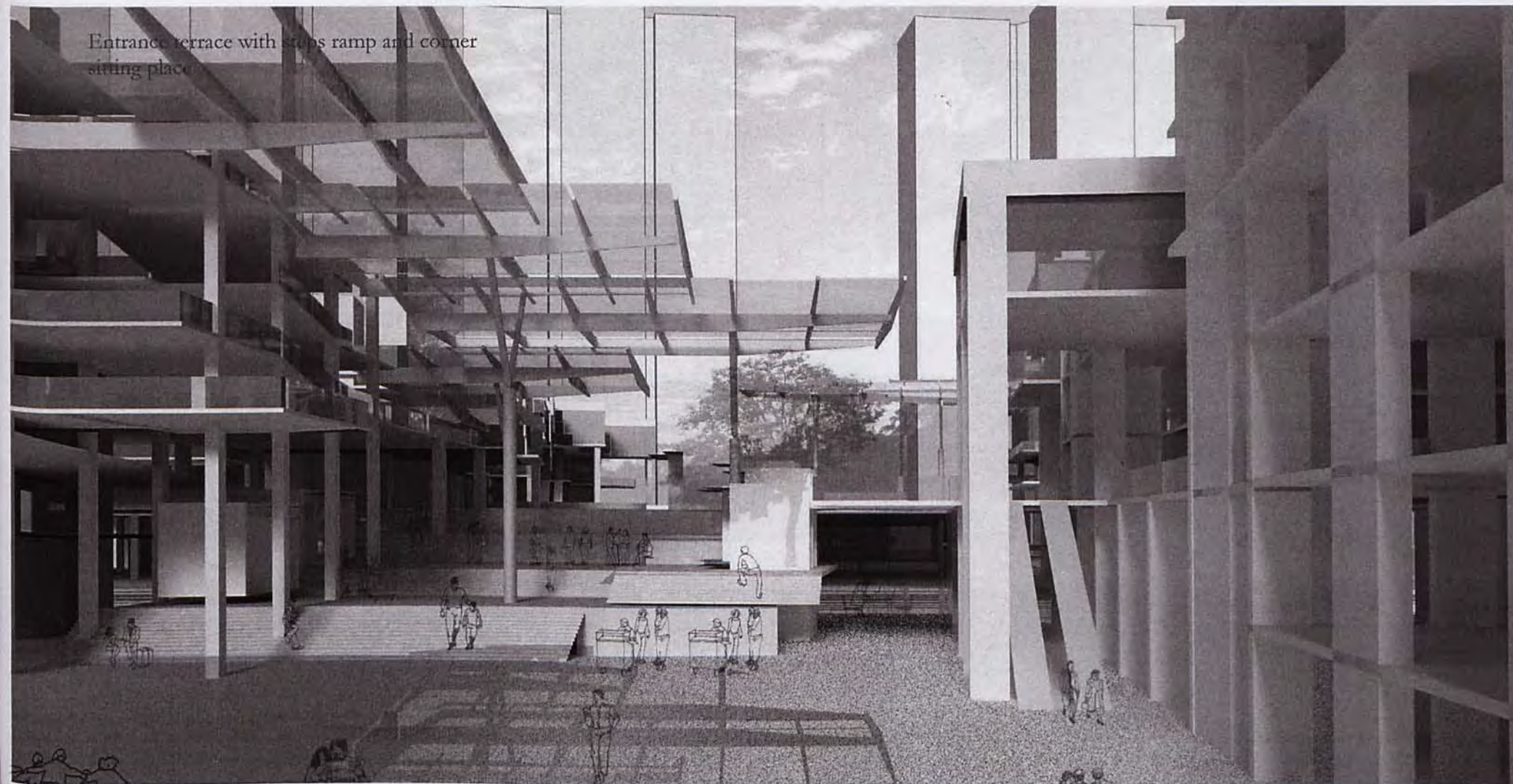
Entrance terrace with steps ramp and corner sitting place

# 8.4 LIVE BY THE PEOPLE - LIVE IN TSW



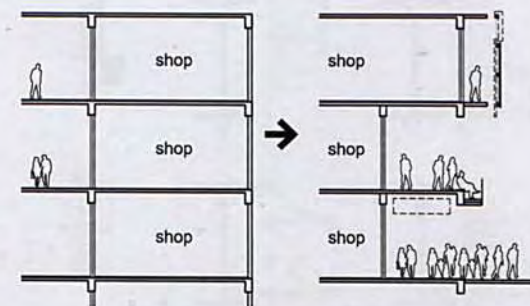
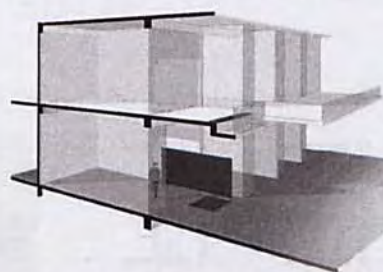
kisok with two wall - flexibility of different event

Entrance terrace with steps ramp and corner sitting place



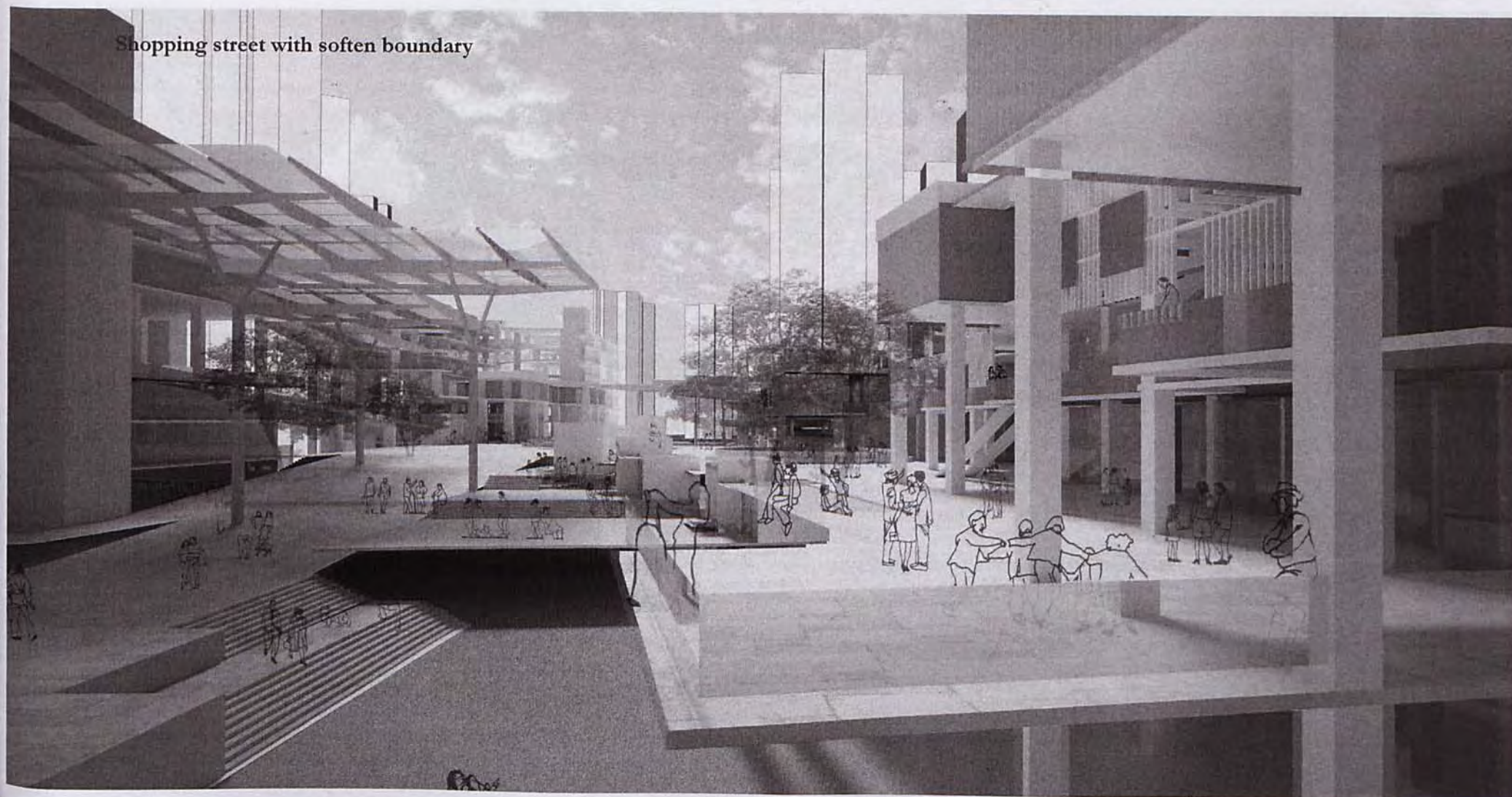


middle corridor\_supportive chair  
Podium\_outdoor selling shop front



## 8.4 LIVE BY THE PEOPLE - LIVE IN TSW

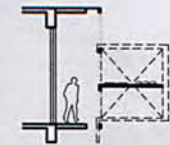
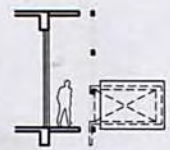
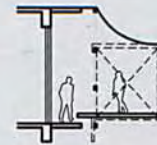
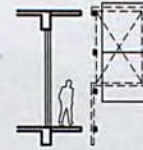
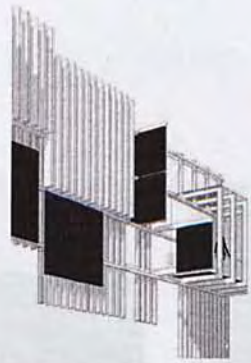
Shopping street with soften boundary



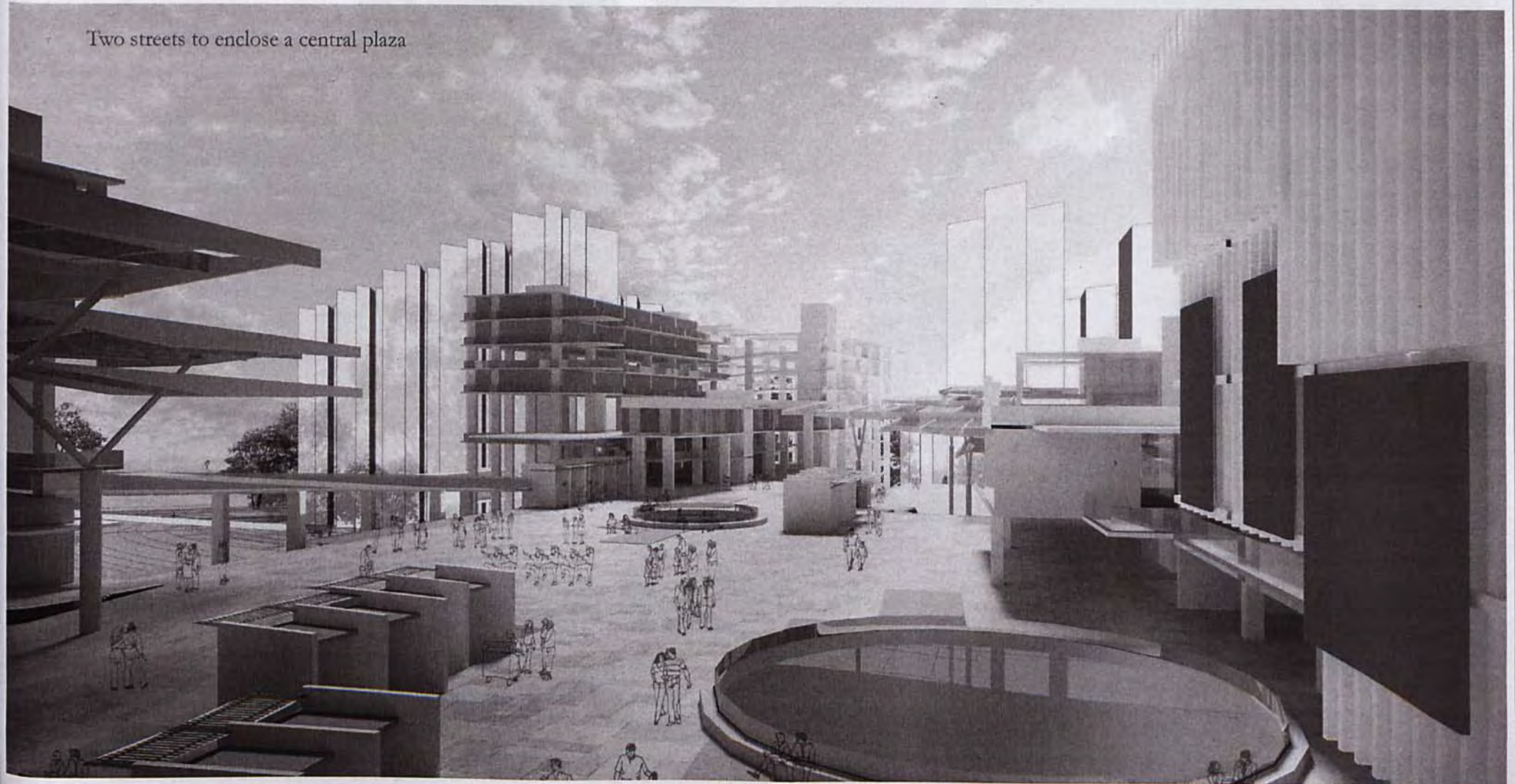


## 8.4 LIVE BY THE PEOPLE - LIVE IN TSW

upper level\_louwer with three  
direction



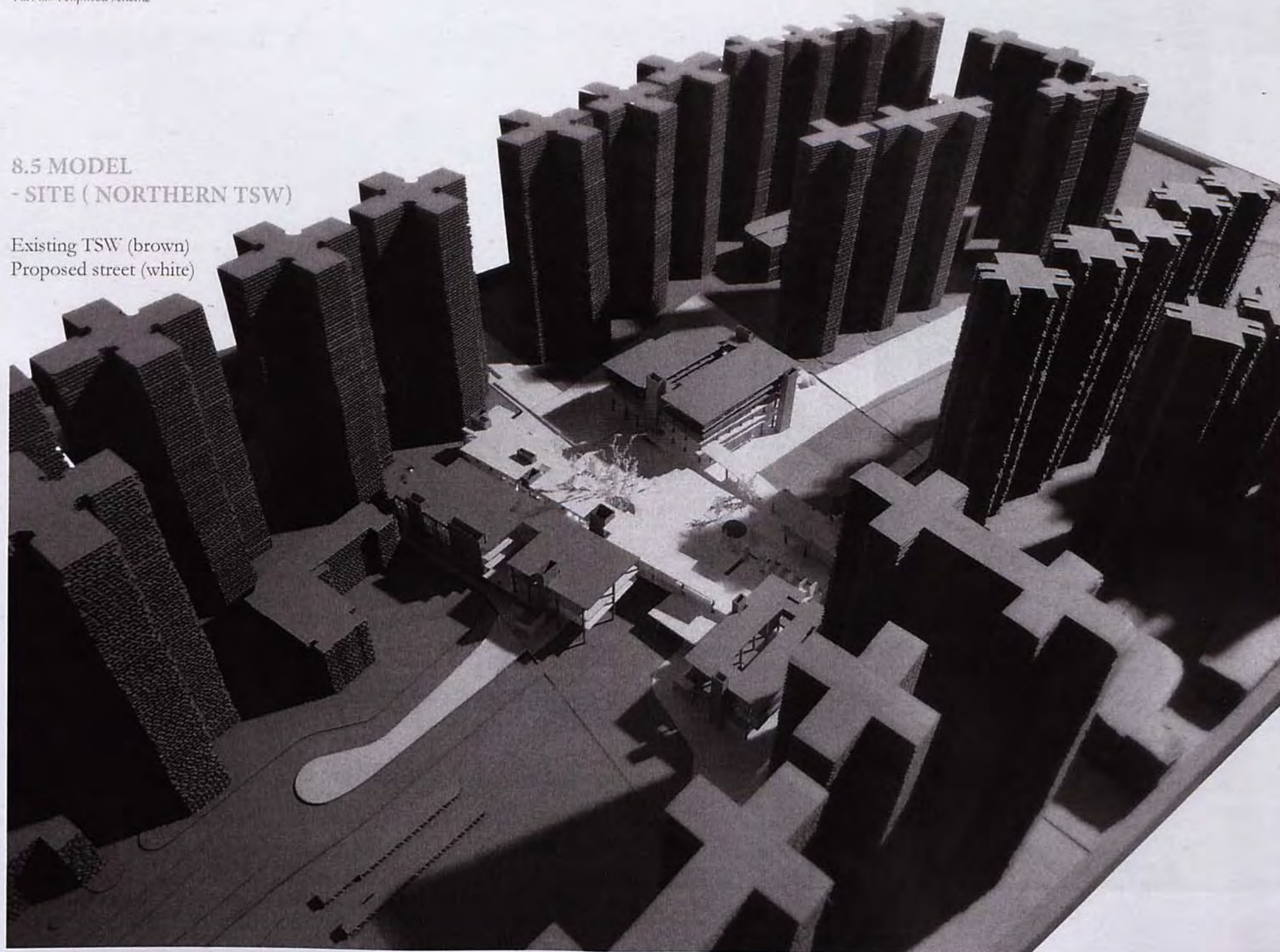
Two streets to enclose a central plaza





## 8.5 MODEL - SITE ( NORTHERN TSW )

Existing TSW (brown)  
Proposed street (white)

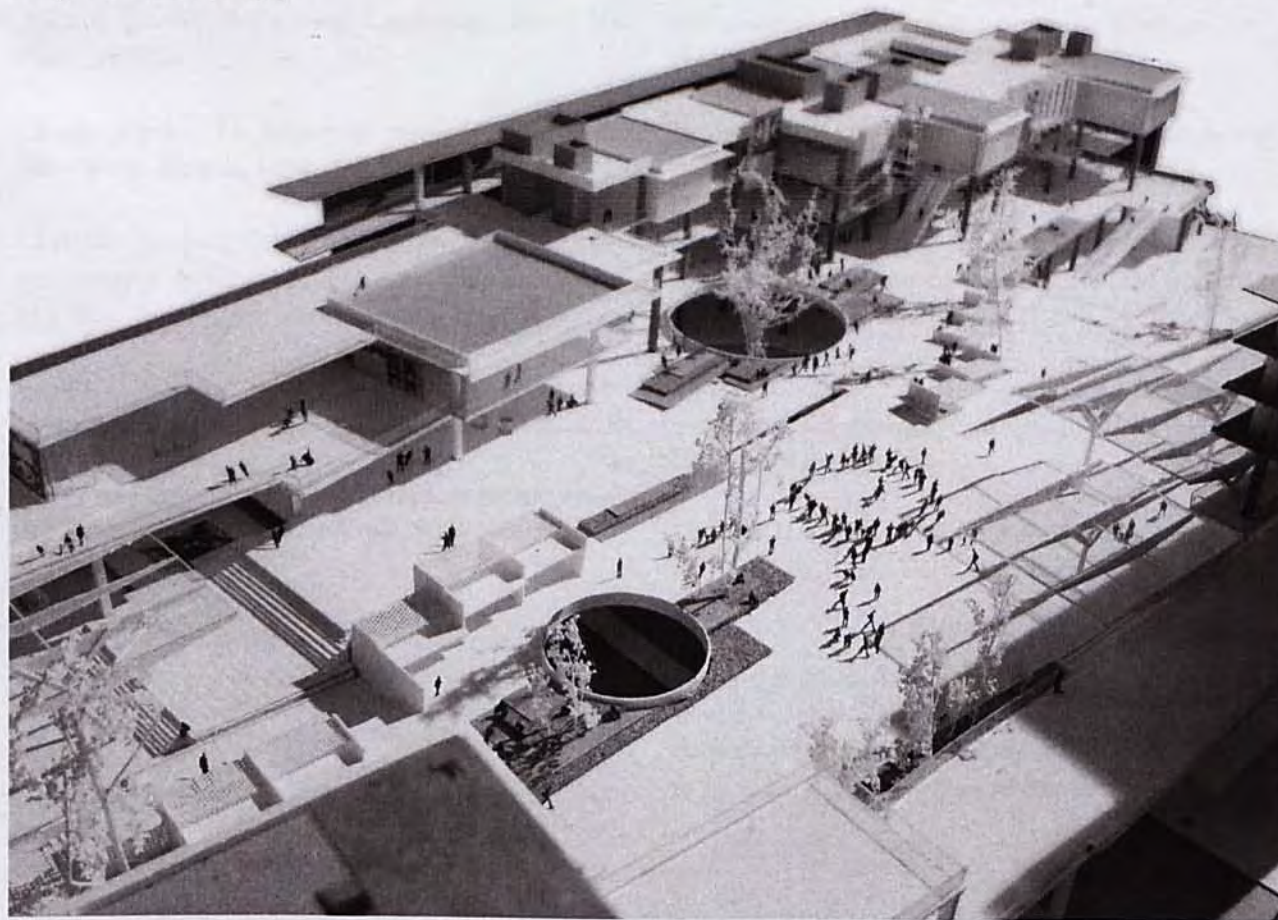




## 8.5 MODEL

-1:200

Existing TSW (brown)  
Proposed street (white)





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